

Phone #'s	Contact #	First Name	Last Name	Company	Address	City	State/Province	Postal Code
330-374-0740	2	Edie	Saiz	Battered Womens Shelter	P.O. Box 9074	Akron	OH	44305-
330-253-4597	3	Janet	Baldwin	D. Bruce Mansfield Center	415 S. Portage Path	Akron	OH	44320-
330-344-6000	4	Ann	Haas	Akron General Hospital	400 Wabash Avenue	Akron	OH	44307-
330-971-7000	5	Michelle	Montgomery	Cuyahoga Falls General	1900 23rd Street	CF	OH	44223-
330-535-1563	7	Melvin	Fields	Haven of Rest	175 E. Market St.	Akron	OH	44308-
330-896-9172	8	Kim	Mozzski	Area Agency on Aging	1550 Corporate Woods Pky	Uniontown	OH	44685-
330-375-3145	9	Phyllis	Thornton	Summa Health Systems	444 N. Main Street	Akron	OH	44310-
330-762-7481	10	John	Andersak	Catholic Service League	640 N. Main Street	Akron	OH	44310-
330-762-0007	11	Jennifer	Bentley	Tri-County Independent Living	680 E. Market Street	Akron	OH	44304-
330-535-1563	12	Myra	Scheider	Harvest House	175 E. Market Street	Akron	OH	44308-
330-745-1601	13	Mike	Fallucco	Visiting Nurse Association	#1 Homeplace	Akron	OH	44320-
330-929-1113	14	Sandy	Moran	Professional Nursing Service	2119 Valley Road	Cuy. Falls	OH	44223-
330-836-1006	16	Brenda	Morgan	Bath Manor	2330 Smith Road	Akron	OH	44333-
330-929-4231	18	Terri	Northcutt	C.F. Country Place	2728 Bailey Rd.	Cuyahoga Falls	OH	44221-
330-688-5553	19	Rachel	Hays	Twin Pines Retreat	456 Seasons Road	Stow	OH	44224-
330-688-8600	20	Joy	Ziegler	Heather Knoll	1134 North Ave	Tallmadge	OH	44278-
330-867-8530	21	Lori	Cumie	Manor Care	1211 W. Market St.	Akron	OH	44313-
330-253-8806	22	Ms.	Isaiah	Summit Co. Community Action	250 Opportunity Pky.	Akron	OH	44307-
330-686-7100	23	Don	Morris	Slow-Glen Nursing Home	4285 Kent Road	Stow	OH	44224-
330-666-3776	24	Melanie	Parkman	Nursing Home	3558 Ridgewood Rd	Akron	OH	44333-
330-762-0901	26	Steve	Wolotsky	Bridgepark Nursing Home	145 Olive Street	Akron	OH	44310-
330-434-3101	27	Eunice	Hampton	Urban League	250 E. Market Street	Akron	OH	44308-
330-762-8481	28	Terri	Lutz	Salvation Army Jewish Family	190 S. Maple Street	Akron	OH	44302-
330-867-3388	29	Judith	Rosenthal,PHD	Service	83 N. Miller Road	Akron	OH	44333-
330-867-5603	30	Ron	Turner	Emerge Ministries	900 Muli Avenue	Akron	OH	44313-
330-535-2601	31	Laura	Gerlich	Ardmore	981 E. Market St.	Akron	OH	44305-
330-535-6131	32	Jamie	Bricker	American Red Cross	501 W. Market St.	Akron	OH	44303-
330-928-9044	33	Pastor	Ford	Assembly of God	315 Graham Road	Cuyahoga Falls	Oh	44223-

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Exhibit 5  
DUNS: 602418803  
FAXID: 1252097519-2061

Phone #'s	Contact #	First Name	Last Name	Company	Address	City	State/Province	Postal Code
330-928-3744	34	Pastor	Hall	C.F. Baptist Church	1601 Munroe Falls	Cuyahoga Falls	OH	44221-
330-762-7101	35	Pastor	Shenwindt	Bethany Lutheran Church	815 Carroll Street	Akron	OH	44305-
330-535-1330	36	Reverend	Bartholomew	Concordia Lutheran Church	724 Sumner Street	Akron	OH	44311-
330-864-4244	37	Reverend	Martin	Grace Lutheran Church	989 N. Portage Path	Akron	OH	44313-
330-923-1445	38	Reverend	Johnson	Redeemer Lutheran	2141 5th Street	Cuyahoga Falls	OH	44221-
330-253-3136	39	Pastor	Eiwen	Zion Lutheran	139 S. High Street	Akron	OH	44308-
330-836-7286	40	Pastor	Lentner	Fairlawn Lutheran	3415 W. Market	Fairlawn	OH	44333-
330-825-4100	41	Reverend	Mashek	Church	Massillon Rd.	Akron	OH	44203-
330-633-3718	42	Pastor	Michaels	St. Mark Lutheran Church	158 North Avenue	Talmadge	OH	44278-
330-253-6836	43	Pastor	Williams	St. John/St. Paul Lutheran	282 West Bowery	Akron	OH	44307-
330-688-7213	44	Reverend	Louma	St. Stephen Lutheran Church	3725 Kent Road	Stow	OH	44224-
330-688-6411	45	Reverend	Lieberth	Holy Family Catholic Church	3450 Sycamore Dr.	Stow	OH	44224-
330-929-8361	46	Reverend	McCann	IHM	1905 Portage Trail	Cuyahoga Falls	OH	44223-
330-376-5144	47	Kathy	Lux	St. Martha Church	300 E. Talmadge	Akron	OH	44310-
330-928-2173	48	Reverend	Marcik	St. Joseph's Church	215 Falls Avenue	Cuyahoga Falls	OH	44221-
330-923-5244	49	Reverend	Crosby	St. Eugene's Church	1821 Munroe Falls Ave	Cuyahoga Falls	OH	44221-
330-867-1055	50	Reverend	Yahner	St. Hilary's Church	2750 W. Market St.	Akron	OH	44333-
330-633-3637	51	Reverend	Hengle	Our Lady of Victory	73 North Avenue	Talmadge	OH	44278-
330-253-5161	52	Reverend	Schindler	St. Bernard Catholic Church	44 University Avenue	Akron	OH	44308-
330-384-1999	53	Mary	Bracle	Senior Access Program	400 Wabash Avenue	Akron	OH	44307-
330-929-6756	54	Laura	Petrella	Chamber of Commerce, C.F.	202 Front Street #103	Cuyahoga Falls	OH	44221-
330-971-7011	55	Linda	Walker	Community Home Care	1900 23rd Street	Cuyahoga Falls	OH	44223-
330-253-3370	56	Michelle	Colopy	Housing Network	795 Russell Avenue	Akron	OH	44308-
330-376-7717	57	Katie	Downing	Mobile Meals	1063 South Broadway	Akron	OH	44311-
330-376-6144	58	Jim	Crouse	Community Mental Veterans Service	340 S. Broadway	Akron	OH	44308-
330-643-2830	59			Commission	148 Park Street	Akron	OH	44281-

Phone #'s	Contact #	First Name	Last Name	Company	Address	City	State/Province	Postal Code
330-733-1453	61	Cindy	Barley	Good Neighbors	1453 Goodyear Blvd.	Akron	OH	44312-
330-253-2555	62	Pat	Williams	Akron Society for the Blind	325 East Market Street	Akron	OH	44304-
330-535-6900	63			Regional Food Bank	548 Grant Street	Akron	OH	44311-
330-533-1127	64	Reverend	Christy	Church of Tallmadge	1127 SouthEast Ave	Tallmadge	OH	44278-
330-784-2556	65	Reverend	Frisbee	Akron Freewill Baptist	1802 Eastwood Avenue	Akron	OH	44305-
330-434-1039	66	Linda	Wilson	High Street Christian Church	131 South High Street	Akron	OH	44308-
330-929-4717	67	Mark	Brazle	Church In the Falls	837 Chestnut Blvd.	Cuy. Falls	OH	44221-
330-630-5600	68			Shelter Care	680 East Market Street	Akron	OH	44305-
330-375-6400	69	Reverend	Larson	The Chapel	135 Fir Hill	Akron	OH	44304-
330-633-8033	70	Keith	Stormont	Tallmadge Church of Christ	737 Southeast Avenue	Tallmadge	OH	44278-
330-633-0107	71			First Church of God	464 Northeast Avenue	Tallmadge	OH	44278-
330-686-5342	72	Reverend Janet	Wimmer Barnes	Hope Homes	2300 Cal Road	Stow	OH	44224-
330-945-4115	73	Rachael Darnell	Martin-Kidd Cummings	Sunrise Adult Day Services	960 Graham Road	Cuy. Falls	OH	44221-
330-375-0071	74			Legacy III, Inc	244 West Center	Akron	OH	44320-
330-633-8418	75	Rev.	Basa	Christ the King Church Pantry	1584 Creighton Avenue	Akron	OH	44310-
330-434-8384	76			Community Church	724 Damon Street	Akron	OH	44310-
330-753-8471	77			United Way Inc.	109 5th Street N.W.	Barberton	OH	44203-
330-922-4554	79			Help Foundation	716 Graham Road	Cuy. Falls	OH	44223-
330-733-8311	80	Reverend	Davies	Arlington Memorial Church	2330 East Market St.	Akron	OH	44312-
330-375-4100	81	Pat	Gossett	Center for Senior Health	55 Arch Street	Akron	OH	44304-
330-633-9780	82	Carol	Hershberger	Essex Healthcare of Tallmadge	563 Colony Park Drive	Tallmadge	OH	44278-

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Exhibit 5  
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FAXID: 1252097519

40 001

# Mature Living

NEWS MAGAZINE, INC.

## ADVERTISING CONTRACT

Agency/Advertiser Portage Trail Village Insertion or P.O. # \_\_\_\_\_ (if applicable)  
Company to Send Bill to \_\_\_\_\_  
Billing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Day Phone # 330-927-4227 Fax # 330-928-3690 E-Mail Address \_\_\_\_\_  
Invoice Attn: \_\_\_\_\_ Title \_\_\_\_\_

I will confirm the Advertising Agreement between the Agency or Advertiser and **Mature Living** News Magazine, Inc. publication.

The Advertiser agrees to participate in the **Mature Living** News Magazine, Inc. publication for the term of the agreement stated below.

Advertising will begin with the May 2007 issue for 12 consecutive months in the Northern area publication.

☐ Please bill my credit card for all contracted issues. Please circle one 1 2 3 4

☐ Please bill my credit card for first issue contracted.

Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_ Exact Name on Card \_\_\_\_\_

\$ 49.00 per issue Advertiser agrees to place a \_\_\_\_\_ size ad per contracted issue.

☒ Customer to provide artwork with NO changes.

New Ad Design \$ \_\_\_\_\_

Ad Changes \$ \_\_\_\_\_

Spot Color \$ \_\_\_\_\_

Clip Art \$ \_\_\_\_\_

Color Separation \$ \_\_\_\_\_

Other \_\_\_\_\_ \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

*\*already on list*

☐ Yes! Add me to your distribution route. ☐ Please mail me my copy only!  
Leave \_\_\_\_\_ copies per month.

The balance due will be billed on a monthly basis seven days prior to the delivery of the first issue, for the term of the Agreement. You may increase your order at any time. Additional space will be billed at your guaranteed rate or the prevailing volume discount rate, whichever is lower. First issue requires payment in advance to reserve space. This contract shall benefit and be binding on the successors, assigns and personal representatives of Applicant.

**Mature Living** News Magazine, Inc. will not willingly accept any advertisement that it considers misleading, fraudulent, objectionable, unethical or illegal.

In the event an ad is not submitted for any given issue or no corrected copy is provided, **Mature Living** News Magazine, Inc. publication will automatically repeat the previously run ad and bill at the agreed upon contract rate.

The Company or Advertiser agrees to indemnify and save **Mature Living** News Magazine, Inc. harmless from any loss or liability arising out, or in connection with, the publication of your advertising material. It is further agreed that **Mature Living** News Magazine, Inc. shall not be responsible for your errors in advertising copy. We will assume liability for our errors not to exceed the cost of the space occupied and only for errors detrimental to the sale of product advertised.

The management of **Mature Living** News Magazine, Inc. reserves the right to cancel this Agreement, or any subsequent Agreement, by providing three days written notice to the Agency or Advertiser. **Mature Living** News Magazine, Inc. considers this contract to be a binding instrument, accepted by both parties, therefore may not be cancelled by the Agency or Advertiser for any reason due in part to multiple ad discount already received by Agency or Advertiser.

No ads will be accepted if current billing is past due. All invoices payable upon receipt. Accounts over 30 days will carry a service charge of 1.5% per month (1.8% annually).

representative: **Mature Living** News Magazine, Inc.

to: \_\_\_\_\_

46 N. 13th Street, Suite 439  
ledo, Ohio 43604

This Agreement is accepted by:

X

Rebecca Walters

Print Name: REBECCA WALTERS

Date: 5-4-07

(must complete)

## Staff Training

All staff at Portage Trail Village has taken the National Church Residences Fair Housing class. A copy of the topics covered in this class is attached.

Josephine Stanovcak and Rebecca Walters have also taken the National Church Residences Marketing Your Community class. A copy of the topics covered in this class is attached.

Josephine Stanovcak and Rebecca Walters have also taken a class in Basic Marketing sponsored by Ohio Capital Corporation for Housing. A certificate of attendance is attached.

# NCR Basics ↔ Fair Housing

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• Elderly Housing Exemption	06
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• Occupancy Standard	08-09
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**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING

# CERTIFICATE OF ATTENDANCE

## Basic Marketing

This Certifies that

**Becky Walters**

Has completed 6.0 hours of Basic Marketing Training  
on May 17, 2007 in Columbus, Ohio.

*Melanie Shapiro*

Melanie Shapiro,  
Ohio Capital Corporation for Housing

05-17-2007

Date

88 East Broad Street, Suite 1800, Columbus, OH 43215, 614-224-8446, [www.occh.org](http://www.occh.org)



Studio Units Available for Seniors - rent based on income

Page 1 of 2

Exhibit 5  
DUNS: 602418803  
FAXID: 1252097519-2061

akron / canton craigslist > apts/housing for rent

email this posting to a friend

*Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as prohibited*

please flag with care:

miscategorized

prohibited/illegal

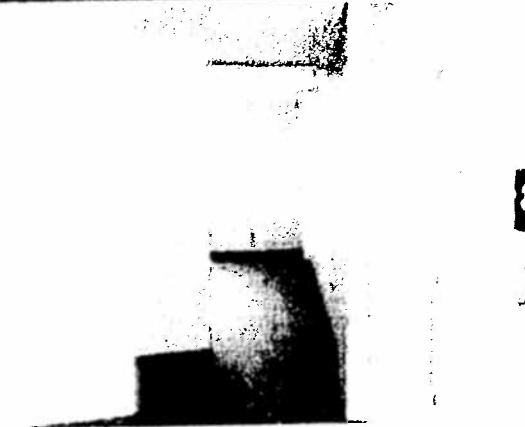
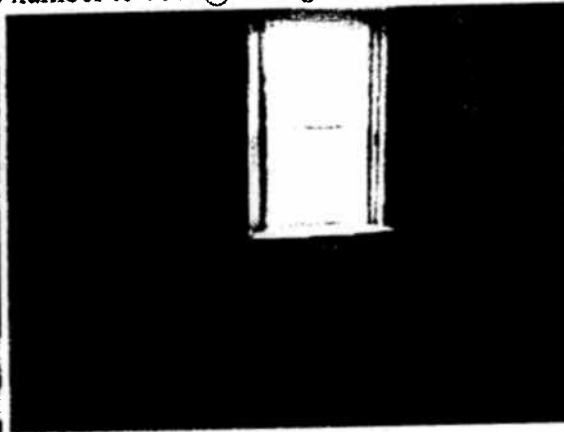
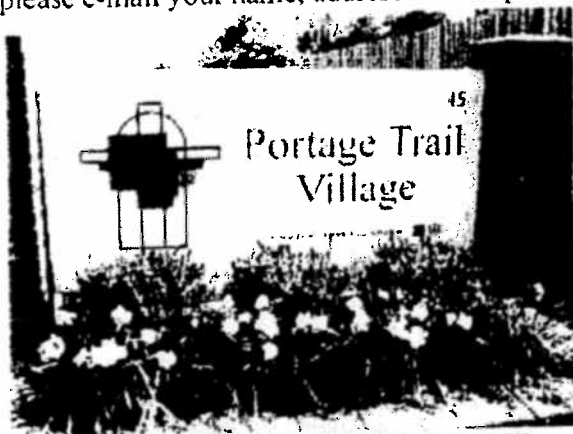
spam/overposted

best of craigslist

## Studio Units Available for Seniors - rent based on income

Reply to: 0060@ncr.org  
Date: 2007-06-20, 1:20PM EDT

We currently have studio units available for people age 62 and over. Rent is based on income and utilities are included. We offer on-site maintenance, management, laundry facilities and service coordination. We are located within a short distance to many restaurants, banks and shopping areas. We are close to the city bus line and SCAT picks up residents at our front door. For additional information please e-mail your name, address and telephone number to 0060@ncr.org.



Cathedral Ln. at Maitland Ave. [google map](#) [yahoo map](#)

cats are OK - purrr  
dogs are OK - woof

Studio 1099 Available for Seniors - rent based on income

Exhibit 5

DUNS: 602418803

FAXID: 1252097519-2061

Location: Cuyahoga Falls, OH

it's NOT ok to contact this poster with services or other commercial interests

PostingID: 355677332

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Portage II 2009-HUD ALCP  
Exhibit 5  
GEORGE V. VOINOVICH  
DUNS 002418805  
FAXID: 1252097519-2061

524 HART SENATE OFFICE BUILDING  
(202) 224-3353  
TDD: (202) 224-6997  
<http://voinovich.senate.gov>

## United States Senate

WASHINGTON, DC 20510-3504

**APPROPRIATIONS**  
RANKING MEMBER, SUBCOMMITTEE ON  
HOMELAND SECURITY

**ENVIRONMENT AND  
PUBLIC WORKS**  
RANKING MEMBER, SUBCOMMITTEE ON  
TRANSPORTATION AND INFRASTRUCTURE

**HOMELAND SECURITY AND  
GOVERNMENTAL AFFAIRS**  
RANKING MEMBER, SUBCOMMITTEE ON  
OVERSIGHT OF GOVERNMENT MANAGEMENT,  
THE FEDERAL WORKFORCE, AND  
THE DISTRICT OF COLUMBIA

October 22, 2009

Mr. Douglas Shelby  
Field Office Director  
Cleveland Field Office  
U.S. Department of Housing & Urban Development  
U.S. Bank Centre Building  
1350 Euclid Avenue, Suite 500  
Cleveland, OH 44115-1815

Dear Mr. Shelby:

I write in support of the grant application submitted by Portage Trail Village for funding in the Assisted Living Conversion Program (ALCP).

Portage Trail Village, a retirement community located in Cuyahoga Falls, Cuyahoga County, Ohio that is operated by National Church Residences seeks financial assistance to convert 39 units to assisted living. National Church Residences officials indicate that Portage Trail Village received funding to develop this 192-unit building from HUD's Section 202 Supportive Housing for the Elderly program. This additional financial assistance will provide for the physical conversion of 39 units of this dwelling unit into assisted living facilities and will allow older Americans the ability to 'age in place' without having to leave their homes to move to a higher level of care.

Please give all due consideration to this request. If there are any questions, please contact my grant coordinator, Linda Greenwood at (419) 259-3895. Thank you.

Sincerely,



George V. Voinovich  
United States Senator

cc: Tom Slemmer, President  
National Church Residences  
Columbus, Ohio

STATE OFFICES:  
30 EAST SEVENTH STREET  
ROOM 2615  
CINCINNATI, OHIO 45202  
(513) 684-3265

1240 EAST NINTH STREET  
ROOM 2955  
CLEVELAND, OHIO 44199  
(216) 522-7095

37 WEST BROAD STREET  
ROOM 300  
COLUMBUS, OHIO 43215  
(614) 469-6697  
(614) 469-6774 (CASEWORK)  
(800) 205-6446 (CASEWORK)

78 WEST WASHINGTON STREET  
P.O. Box 57  
NELSONVILLE, OHIO 45764  
(740) 441-6410

420 MADISON AVENUE  
ROOM 1210  
TOLEDO, OHIO 43604  
(419) 259-3895



## City of Cuyahoga Falls

Community Development Department  
2310 Second Street  
Cuyahoga Falls, Ohio 44221  
Phone: 330/971-8135  
Fax: 330/971-8366



Susan L. Truby  
*Director*

Jennifer L. Syx  
*Deputy Director*  
Fred R. Guerra, AICP  
*Planning Director*

October 12, 2009

Ms. Cathy Petracone  
GDA Assisted Living Consultants, LLC  
167 Dwight Road, Suite 302  
Longmeadow, MA 01106

RE: Portage Trail Village Phase II - Assisted Living Conversion Program  
Cuyahoga Falls, Ohio

Dear Ms. Petracone:

The proposed project, Portage Trail Village Phase II addresses the following impediments to fair housing as stated in this community's Analysis of Impediments to Fair Housing Choice (AI) and Consolidated Plan:

- Improve Services for Low Income Persons;
- Increase the quality of neighborhood facilities for low income persons; and
- Promote affordable housing in the community.

Additionally, the project also addresses the following needs that are identified in this community's Consolidated Plan:

- Need for affordable elderly housing as 16% of the City's population is over 65 and 41% of the elderly are below 80% MFI;
- Need for supportive housing for the elderly so they may relocate to housing where they can continue to be independent; and
- Need for affordable housing that is affirmatively marketed for homeowners below 80% MFI, wishing to downsize and still remain independent.

Sincerely,

Denise A. Bell  
CDBG Entitlement Administrator

Enc. -- HUD-2991



October 9, 2009

Mr. Daniel Fagan  
Director, Housing Enriched Services  
National Church Residences  
2233 North Bank Drive  
Columbus, OH 43220

Dear Mr. Fagan:

As pulpit minister of the Church in the Falls, I want to express our church's enthusiastic support for National Church Residences' plan to develop assisted living housing in Cuyahoga Falls, Ohio for very low-income elderly. In our experience working with the elderly of our community, we recognize on a daily basis that a critical need exists for affordable elderly housing and services. We are pleased to support a project addressing this housing need.

We are very supportive of the idea to create this type of housing in our community and believe that National Church Residences' experience developing elderly assisted living housing (and/or providing services to elders, and/or any other areas of expertise) will insure its success.

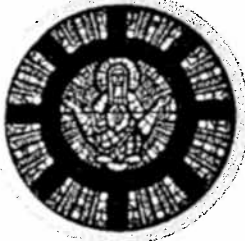
The Church in the Falls has enjoyed a long-standing collaborative relationship with Portage Trail Village, and we appreciate the opportunity to be able to provide our input on this project. We look forward to continuing the effective partnership that exists between our agencies, allowing us to achieve our mutual goal of providing supportive services to elders in our community and the residents of this proposed project.

Church in the Falls looks forward to the informational meetings planned by Portage Trail Village. We are pleased to work in coordination with Portage Trail Village and other area organizations to develop a comprehensive and holistic approach to providing affordable assisted living housing and supportive services to the community's elders and we heartily enforce Portage Trail Village in its efforts.

Sincerely,

Mark Brazle  
Pulpit Minister

cc: Nancy Dodds, Portage Trail Village



# *Immaculate Heart of Mary Church*

1905 Portage Trail ♪ Cuyahoga Falls, Ohio 44223 ♪ Tel 330-929-8361 ♪ Fax 330-929-8496

*Let our spirit  
shine through*

October 14, 2009


Mr. Daniel Fagan  
Director, Housing Enriched Services  
National Church Residences  
2233 North Bank Drive  
Columbus, OH 43220

Dear Mr. Fagan:

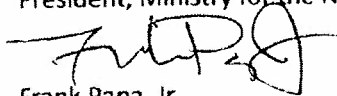
Immaculate Heart of Mary Church, through our Ministry for the Needy, has been serving those less fortunate in Cuyahoga Falls with food and monetary assistance. For many years we have assisted individual residences at Portage Trail Village, and we have been very impressed by the facilities and services provided by your organization. We commend your entire staff and particularly Nancy Dodds, Resident Services Coordinator, for their good work.

It is our understanding that you are considering expanding your Assisted Living Services for the elderly at Portage Trail Village. We can assure you that there is a definite need for affordable Assisted Living in the Cuyahoga Falls area. All of us at the Ministry for the Needy applaud your efforts and wish you every success in serving those less fortunate in Ohio.

Sincerely yours,

  
Len Sikora

President, Ministry for the Needy

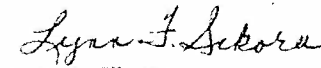


Frank Papa, Jr.

Secretary, Ministry for the Needy

  
William T. Heller

Vice-President, Ministry for the Needy



Lynn F. Sikora

Treasurer, Ministry for the Needy

cc: Nancy Dodds, Portage Trail Village

**EXHIBIT 6**

This exhibit addresses these components as presented in this project's Logic Model:

- *HUD Priority- Universal Design*
- *Housing-Design plan to add, modify and/or outfit common space to meet accessibility requirements, building codes, and health and safety standards*
- *Housing-Unit to meet accessibility requirements, building codes, and health and safety standards*
- *Housing-Design plan to add, modify and/or outfit a central kitchen or dining room*
- *HUD Priority- Promoting Energy Star and Green Development*
- *Policy Priority-Common space-Design incorporates energy efficiency measures to meet Energy Star standards*
- *Policy Priority-Units-Design incorporates energy efficiency measures to meet Energy Star standards*
- *Policy Priority-Common space-Design incorporates Green Development standards*
- *Policy Priority-Units-Design incorporates Green Development standards*
- *Business Opportunities-Other-Businesses*
- *Business Opportunities-Other-Dollars*
- *Business Opportunities-Section 3-Businesses*
- *Employment Opportunities-Other-Jobs created*
- *Employment Opportunities-Section 3-Jobs created*
- *Employment Opportunities-Section 3-Persons*

**EXHIBIT 6**      *A description of the physical construction aspects of the ALF conversion, including the following:*

- (a)      *How you propose to carry out the physical conversion (including a timetable and a discussion of relocation planning).*

In consideration of a population which is aging in place, National Church Residences wishes to undertake the redevelopment of Portage Trail Elderly Housing for a repositioning within the market place to include an Assisted Living component. Originally constructed in 1966 and 1967, the project consisted of 199 dwelling units comprised of efficiency units and one bedroom units, all constructed within a 13 story high-rise structure.

In consideration of a population which is aging in place, National Church Residences has undertaken the redevelopment of Portage Trail Elderly Housing to reposition this project within the affordable housing market place to offer an Assisted Living component. Originally constructed in 1966 and 1967, the project consisted of 199 dwelling units comprised of efficiency units and one bedroom units, all constructed within a 13 story high-rise structure. As the result of plan and management modifications since original construction the census, prior to any building

Portage Trail was funded in 2008 for an initial HUD ALCP project. The first, second and third floors are currently undergoing substantial rehabilitation and conversion through this first phase of assisted living conversions under HUD's ALCP program. The net number of independent units as the result of the 2008 ALCP Project reduced building census to 160 Independent Dwelling Units and 32 ALCP (Assisted Living) Units.

Portage Trail proposes to convert 16 units of independent living apartments on floors 4 through 6, into 13 Assisted Living units and to use the area produced by decommissioning 3 units on each floor to create the necessary services spaces for supportive services and accommodations mandated by the Ohio Revised Code and Residential Care Regulations. Through this 2009 HUD ALCP grant, a second phase of ALCP renovations, will convert an additional 48 Independent Living Units existing on floors 4, 5 & 6 at Portage Trail into 39 Assisted Living Units, thereby creating more opportunities for our elder residents to receive the services they need and to age gracefully in place.

Effectively and upon completion of the both phases of ALCP renovations 71 Assisted



Living Units will be completed, and 112 Independent Living Units will remain at floors 7 through 13.

The occupancy classification change in accordance with the Ohio Building Code will be from R-2 (independent living) to I-1 (assisted living). The converted floors will be licensed as a Residential Care Facility (RCF) in accordance with the Ohio Department of Health. As such, the unit renovations and services provided shall be designed to meet the State of Ohio RCF Rules and Regulations and The Ohio Revised Code Chapter 173 Department of Aging Laws and Rules accordingly. Additionally, all proposed alterations to the facility and living units will meet the accessibility requirements of Section 504 of the Rehabilitation Act, The Fair Housing Accessibility Guidelines, The Uniform Federal Accessibility Standards, the American National Standard ANSI A117.1 and the requirements of the Ohio Building Code.

The common areas of the facility will be altered and expanded to provide services and activities of daily living typical for an Assisted Living Facility. Generally, common areas will be developed to provide a new Hygiene and Personal Care Center, Media Wall Library, Community Rooms, Warming Kitchen, Reading Area. Further detail on these common area enhancements and upgrades is provided below.

### **Relocation**

Construction will be completed in three (3) Phases, allowing time prior to the initial Phase and between the 3 Phases for appropriate construction barriers and temporary egress ways to be installed. These preparatory measures will ensure resident safety and well being during construction:

**Phase 1 – Fourth Floor** will consist of renovating 13 apartment units located on the Fourth Floor and removing three (3) additional apartment units from use on the Fourth Floor (for creation of common space.) Upon completion, the Fourth Floor will have 13 apartments units - 10 efficiencies and 3 one-bedrooms - available for re-occupancy.

- Residents occupying the 16 existing apartment units on the Fourth Floor will be moved to vacancies within the building for the duration of the 9-month construction period. If there are insufficient on-site vacancies, residents will be moved to a temporary off-site apartment.
- When Phase 1 – Fourth Floor is complete; ALF-eligible residents will be placed in the 13 Assisted Living apartments. Residents will be relocated from on-site and off-site locations.

**Phase 2 - Fifth Floor** will commence upon the completion of Phase 1 – Fourth Floor. This Phase will consist of renovating 13 apartment units located on the Fifth Floor and removing three (3) additional apartment units from use on the Fifth Floor (for creation of common space.) Upon completion, the Fifth Floor will have 13 apartments units - 10 efficiencies and 3 one-bedrooms - available for re-occupancy.

- Residents occupying the 16 existing apartment units on the Fifth Floor will be moved to vacancies within the building for the duration of this 4-month Phase. If there are insufficient on-site vacancies, residents will be moved to a temporary off-site apartment.
- When Phase 2 – Fifth Floor is complete; ALF-eligible residents will be placed in the 13 Assisted Living apartments. Residents will be relocated from on-site and off-site locations.

**Phase 3 – Sixth Floor** will commence upon the completion of Phase 2 – Fifth Floor. This Phase will consist of renovating 13 apartment units located on the Sixth Floor and removing three (3) additional apartment units from use on the Sixth Floor (for creation of common space.) Upon completion, the Sixth Floor will have 13 apartments units - 10 efficiencies and 3 one-bedrooms - available for re-occupancy.

- Residents occupying the 16 existing apartment units on the Third Floor will be moved to vacancies within the building for the duration of this 4-month Phase. If there are insufficient on-site vacancies, residents will be moved to a temporary off-site apartment.
- When Phase 3 – Sixth Floor is complete; ALF-eligible residents will be placed in the 13 Assisted Living apartments. Residents will be relocated from on-site and off-site locations.

Every effort will be made before, during and after construction to alleviate stress and hardship for the elderly residents living on and off-site: management staff will keep residents well informed of all construction activities in advance of their occurrence; the Service Coordinator and other management staff will alleviate resident anxiety through face-to-face meetings with residents, providing emotional support and counseling; management staff will assist residents in planning and coordination of moves in and out of their apartment units.

### **Relocation Notes:**

- Residents will be informed of notification of selection and the applicability of the Uniform Relocation Act, as applicable.
- Residents occupying apartment units slated for renovation will be moved to vacancies within the building, pending appropriate approvals. If there are insufficient on-site vacancies, residents will be moved to a temporary off-site apartment which is deemed decent, sanitary and safe.
- Prior to the commencement of Phase 1 construction, ALF-eligible residents living at the property will be identified. Relocation preparations will be made in order to place eligible residents into one of the 26 Assisted Living apartments created by this renovation.
- ALF-eligible residents will be relocated to the Assisted Living apartments as they are completed, per Phase.
- As much as possible, ALF-eligible residents who are living on Floors 1-3 prior to construction will be relocated within the property.
- The relocation of residents between Phase 1 – Second Floor and Phase 2 – Third Floor will take approximately 2 weeks. Phase 2 – Third Floor construction will not commence until all residents are relocated off of the 3<sup>rd</sup> Floor.
- All packing, moves and utility transfers will be paid for out of the Development budget. Residents will not pay any out-of-pocket expenses due to relocation caused by construction.

### **Projected time line:**

#### **Phase 1**

Vacate Units: March 2010 – September 2010

Construction Period: September 2010 – December 2010

Re-Occupy Period: January 2011 – February 2011

#### **Phase 2**

Vacate Units: July 2010 – December 2010

Construction Period: January 2011 – April 2011

Re-Occupy Period: May 2011 – June 2011

**Phase 3**

Vacate Units: September 2010 – May 2011

Construction Period: May 2011 – August 2011

Re-Occupy Period: September 2011 – October 2011

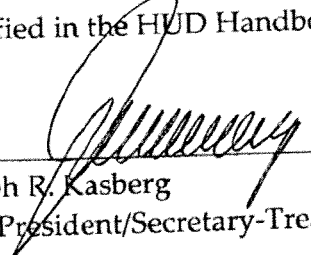
**It is estimated that the physical construction period for the ALF Conversion will take approximately 20 months to complete.**

**Please see the attached Portage Trail's Certification of Compliance with URA requirements**

**Please see the enclosed Vacancy/Rent Loss Schedule in Exhibit 6(i).**

**Certification of Intent to Follow the Uniform Relocation Act**

This document is to certify that National Church Residences of Cuyahoga Falls, OH will follow the standards established in the Uniform Relocation Act. In addition, the management will notify all residents impacted by this initiative as stated in HUD Handbook 1378 Appendix 2 and will adhere to the guidelines specified in the HUD Handbook 1378.



\_\_\_\_\_  
Joseph R. Kasberg  
Vice President/Secretary-Treasurer

October 20, 2009

**EXHIBIT 6**

*A description of the physical construction aspects of the ALF conversion, including the following:*

*(b) A short narrative stating the number of units, special design features community and office space/storage, dining and kitchen facility and staff space, and the physical relationship to the rest of the project. Also, you must describe how this design will facilitate the delivery of services in an economical fashion in the most integrated setting appropriate to the needs of the participating residents with disabilities and accommodate the changing needs of the residents over at least the next 10 years.*

**Key Elements of our project proposal for the ALCP PROGRAM**

- 
- Visitability Standards Compliance
- Universal Design Compliance
- Economical Delivery of services to our Clients
- Green Development and Energy Efficiency
- Response to physical needs of elderly residents
- Supportive Services for immediate need, and extended need provision for the useful life of the facility
- Construction processes and systems to promote energy efficiency
- Energy Star Program application throughout the project

**GENERAL/ OVERVIEW:**

In consideration of a population which is aging in place, National Church Residences has undertaken the redevelopment of Portage Trail Elderly Housing to reposition this project within the affordable housing market place to offer an Assisted Living component. Originally constructed in 1966 and 1967, the project consisted of 199 dwelling units comprised of efficiency units and one bedroom units, all constructed within a 13 story high-rise structure. As the result of plan and management modifications since original construction the census, prior to any building

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building census to 160 Independent Dwelling Units and 32 ALCP (Assisted Living) Units.

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Effectively and upon completion of the both phases of ALCP renovations 71 Assisted Living Units will be completed, and 112 Independent Living Units will remain at floors 7 through 13.

The occupancy classification change in accordance with the Ohio Building Code will be from R-2 (independent living) to I-1 (assisted living). The converted floors will be licensed as a Residential Care Facility (RCF) in accordance with the Ohio Department of Health. As such, the unit renovations and services provided shall be designed to meet the State of Ohio RCF Rules and Regulations and The Ohio Revised Code Chapter 173 Department of Aging Laws and Rules accordingly. Additionally, all proposed alterations to the facility and living units will meet the accessibility requirements of Section 504 of the Rehabilitation Act, The Fair Housing Accessibility Guidelines, The Uniform Federal Accessibility Standards, the American National Standard ANSI A117.1 and the requirements of the Ohio Building Code.

The common areas of the facility will be altered and expanded to provide services and activities of daily living typical for an Assisted Living Facility. Generally, common areas will be developed to provide a new Hygiene and Personal Care Center, Media Wall Library, Community Rooms, Warming Kitchen, Reading Area. Further detail on these common area enhancements and upgrades is provided below.

### **LIVING UNIT RENOVATIONS: GENERAL**

Based upon the proposed plan, there will remain 13 dwelling units for each of the floors 4, 5, and 6, comprised of 3 one-bedroom Assisted Living Units, and 10 Efficiency Dwelling units. The existing units can be easily altered for full accessibility through minor reconfiguration of the bathroom and bedroom and unit door entranceways. As

unit finishes are scheduled to be renovated, including new floor, wall and ceiling finishes, and new lighting providing for both improved light levels and reduced energy usage. Door hardware shall be upgraded to comply with the applicable accessibility codes and ultimately improve ease of use and grasp-ability. Low voltage emergency call, telephone, TV and fire alarm systems shall be upgraded for code compliance and to facilitate an improved living unit furniture layout.

***Kitchens:***

Kitchens will in large part remain as currently configured but provided with new cabinets, countertops, appliances and fixtures to meet accessibility requirements for height and required knee clearances at sinks and work surfaces. Locking cabinets shall be provided for tenant medication storage and appliances replaced to meet accessibility requirements.

***Bathrooms:***

Bathroom remain in each unit as currently located but require relocation of fixtures to meet the accessibility requirements for floor area, grab bars and to provide the required 5' wheelchair turning radius. All bathtubs shall be replaced with roll-in showers complete with slide bar type shower heads and accessible compliant controls. New vanity sinks and remove-able base cabinetry shall be installed to facilitate a forward wheelchair approach below. Where existing bathroom accessories, light fixtures and exhaust fans have reached the end of their useful life, these will be replaced. The bathrooms will be completed with new wall, ceiling and non-slip floor finishes.

**COMMON AREAS: GENERAL**

Considering the common area specific to each floor as part of the 2009 ALCP Application, please note the following plan enhancements:

- Three units modules are being decommissioned at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors and replaced with common supportive service areas;
- A new Hygiene and Personal Care area is being added to the 4<sup>th</sup> floor, at a location central to all Assisted Living Floors 1<sup>st</sup> through 6<sup>th</sup>; this area include 394 square feet and includes a waiting area and salon spaces
- A Nurse's area is being included at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, to include a work area, and secure storage; this area includes approximately 120 square feet;
- A warming kitchen, with refrigerator, microwave oven, sink, and work counters



will be provided at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors; this area incorporates approximately 270 square feet;

- Sufficient spaces will be included at the Special Spaces at the 4<sup>th</sup>, to accommodate dining functions, activities areas, and community spaces; this area includes approximately 540 square feet;
- Sufficient spaces will be included at the Special Spaces at the 5<sup>th</sup> and 6<sup>th</sup>, to accommodate dining functions, activities areas, and community spaces; this area includes approximately 800 square feet at these floor;
- All public spaces at the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, especially considering existing corridors will be modified to recess dwelling units doors, provide new enhanced secure and energy efficient lighting, and all new wall, ceiling and floor finishes.

#### ***DWELLING UNITS: FOURTH, FIFTH, AND SIXTH FLOORS***

As part of the 2009 ALCP Application, public spaces will be added at the floors proposed for rehabilitation and adaptive reuse from Independent Living to Assisted Living, replacing 3 existing dwelling units for each of those floors. Approximately 1,100 square feet of support service space will be provided at these floors to include Community/Activities areas, Warming Kitchen, Neighborhood Dining, Library and Nurse Office spaces. A separate Hygiene and Personal Care Area has also been included at the 4<sup>th</sup> floor. The conversion of these floors produces 39 ALCP Assisted Living units, as the replacement of 48 Independent Living Units.

Reconfiguration these three floors, positions the ALF units in close proximity to the areas which will facilitate the supportive services and therefore enable them to be delivered in the most economic fashion possible. The new common area supportive service spaces have been configured with an "open design" concept to maximize flexibility of use and adaptability in the future as the residents' needs and ALF programs and services change over time. And it must be noted that each 'adapted' Assisted Living floor also has been planned with the flexibility of dining for 'special needs populations'.

#### ***ELEVATORS***

The facility is currently served by two elevators. Elevator controls are being substantially modified as part of the 2008 ALCP Program. The completion of upgrades of elevator equipment will be completed as part of the 2009 ALCP Application as

necessary to provide effective elevator operations for a period of not less than 20 years of useful life / service form, the time of completion of all improvements. The completed elevator upgrade will meet all accessibility requirements.

## **VISITABILITY**

### **2009 Section ALCP Applications - Visitability Requirements**

Consistent with specific requirements associated with new applications for the 2009 funding cycle of ALCP Assisted Living this section is provided to include language, which we will make integral to our proposed Project Narratives. In particular note that *Accessible Design Features* will be in strict compliance with applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the American with Disability Act. *All dwelling units will be 100% accessible, and all building access points will be 100% accessible, lending to a building which is 100% Visitable; our commitment to visitability exceeds the definition provided by the proceeding.* These laws, and regulations implementing them, provide for nondiscrimination based on disability and require housing facilities to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities.

### **Encouraging Accessible Design.**

This application will then comply with all applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, UFAS and the Americans with Disabilities Act. These laws, and the regulations implementing them, provide for nondiscrimination based on disability and require housing to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities. HUD further encourages applicants to add accessible design features beyond those required under civil rights laws and regulations. These features would eliminate many other barriers limiting the access of persons with disabilities to housing and other facilities.

Accessible design features will be provided beyond those required under civil rights laws and regulations. These features will eliminate many the barriers limiting the access of persons with disabilities to housing and other facilities. These accessible design features are intended to promote *Visitability* and incorporate features of universal design as described further by the following.

### **Visitability in new construction and substantial rehabilitation.**

All project applications will incorporate *visitability* standards where feasible in new construction and substantial rehabilitation projects. *Visitability* standards allow a person with mobility impairment access into the home, building, or dwelling unit, but do not require that all features be made accessible. *Visitability* means at least one entrance at grade (no steps), approached by an accessible route such as a sidewalk; the entrance door and all interior passage doors are at least 2 feet 10 inches wide, allowing 32 inches of clear passage spaces. A *visitable* home, building, or dwelling unit also serves persons without disabilities, such as a mother pushing a stroller or a person delivering a large appliance. At Berardi+Partners we practice the theory of zero-thresholds and 36" wide doors at all principal openings.

### **Universal Design.**

This ALCP project will incorporate universal design in the construction or rehabilitation of housing, retail establishments and community facilities funded with HUD Assistance. Universal design is the design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design. The intent of universal design is to simplify life for everyone by making products, communications, and the built environment more usable by as many people as possible at little or no extra cost. Universal Design benefits people of all ages and disabilities. In addition to any applicable required accessibility features under Section 504 of the Rehabilitation Act of 1973 or the design and construction requirements of the Fair Housing Act, the Department encourages applicants to incorporate the principals of universal design when developing housing, community facilities, electronic communication mechanisms, or when communicating with community residents at public meetings or events. HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing for all, regardless of ability or age. Likewise, creating places where people work, train, and interact which are useable and open to all residents increases opportunities for economic and personal self-sufficiency. Proposed activities under this property will support Strategic Goals 2, 7 and 8.

### **HUD Handicap Statement.**

HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing to all regardless of ability or age. Likewise, creating places where

people interact which are usable and open to all residents increase personal self-sufficiency.

## **HUD CRITERIA FOR ENERGY STAR & GREEN INITIATIVE** **ALCP APPLICATIONS**

### **DESIGN FEATURES WHICH PROMOTE ENERGY EFFICIENT CONSTRUCTION**

The Portage Trail ALCP Assisted Living Project expansion will adhere to all provision of Section 154 Energy Policy Act of 2005 undertaking energy efficiency improvements to lower operating costs and to mitigate the risks associated with rising utility costs, in order to ensure the long term viability for projects within the ALCP Program.

The proposed project will promote the *Energy Star Program and Green Development*, considering both energy efficiency and construction efficiency, consistent with ASHRAE 90.1 2007. Accordingly an energy analysis showing standards compliance will be prepared by the Berardi+ Partners Architect/Engineers. Additionally Chapter 12 of 4350.1, Rev 1 for Energy Conservation will be met. While central space conditioning is provided, design will also employ good practices in building positioning to make use of normal prevailing breezes for natural ventilation.

Berardi+Partners practice the notion that energy conservation begins with construction processes and systems specifications. Berardi +Partners is currently completing construction of the first LEED Platinum Supportive Housing Project in the State of Ohio; and Berardi+Partners and their Clients apply Green Communities Standards consistent with The Enterprise Foundation to all of their housing projects.

We consider embodied energy in our designs, beginning with the manufacture, source of materials and transport of all products when we assess energy conservation. We choose to specify materials manufactured within close proximity of projects when developing specifications; and above all we choose to specify American Products.

*Portage Trail is committed to a comprehensive sustainable approach to the design and development of the renovations and new construction. It will follow the guidelines of one of the HUD acceptable Green Development rating programs and will perform and complete the applicable and requisite third party or self certification. Furthermore the project will participate in HUD's PIH Benchmarking Tool program to ascertain the project's performance. The goal for the project is to achieve a score of at least 65, or 15% above average.*

## ***ENERGY EFFICIENCY***

Improved energy efficiency will be realized through the implementation of Energy Star Rated fixtures, equipment and appliances where replacements are scheduled. Additionally, the replacement of exterior windows with new energy efficient units complete with low-E glazing and thermally broken frames shall further reduce energy consumption. Low flow toilets, shower heads and faucets will be specified significantly reducing water usage. Where exterior envelope assemblies are being altered or installed new, they shall be re-constructed with full cavity insulation and total assembly R-values exceeding energy code requirements. Similarly, new roofing shall be performed with replacement or the addition of new insulating materials.

## ***MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION / SECURITY SYSTEMS***

### **General:**

Mechanical, electrical and fire protection systems will be upgraded to meet the requirements for an I-1 Occupancy per the Ohio Building Code and as may be required by the RCF Rules and Regulations and Ohio Revised Code.

### **Fire Protection:**

The automatic fire suppression system will be upgraded with quick release heads. The fire pump will require refurbishment or replaced to renew its expected useful life. Flow switch and tamper mechanisms shall be upgraded to interface with the new required fire alarm system.

### **Plumbing:**

Plumbing waste and supply piping at the ALF floors will be replaced where it has reached its useful life expectancy. New plumbing fixtures will be provided at work scope areas to meet accessibility requirements and will be specified as low flow to reduce water consumption. The domestic water heaters and storage tanks should be removed and replaced with like kind.

### **HVAC:**

The living units are heated and cooled with package terminal air conditioning units (PTACS). All PTACS within the ALF living units shall be removed and replaced with new energy efficient models. New gas fired high efficiency split systems will be

installed to heat and cool the new and existing common areas and shall be designed to provide outside air in compliance with the Ohio Mechanical Code.

**Electrical:**

Living Units: Each living unit will be provided with new smoke detectors and with a backup energy source and wired together so that the activation of one detector inside the living unit trips the other. A new wireless emergency call system will be employed which provides each resident with a watchband, necklace or belt clip device they can activate in the event of an emergency. Additionally each living unit will have stationary emergency call pull devices in their bathrooms. A door intercom system wired through the telephone and cable TV system will enable residents to communicate with visitors at the main entrance both visibly and audibly and then allow or deny entrance into the facility via release of electronic locks.

Common Areas: Exit ways shall be equipped with magnetic locks and delayed egress system to notify management when an un-authorized exit takes place. The existing fire alarm system shall be upgraded with a new fully addressable fire alarm panel and new devices that are ADA and sensory impaired compliant. The facility already has emergency power provided by an existing diesel generator. The existing emergency generator is undersized for the full capacity of the proposed project and will be replaced with a new 600Kv to ensure its dependability over the next building life cycle.

*End of Narrative*

## PLANS

The following plans illustrate the existing conditions and the accessibility renovations planned for the typical units and other areas of the project included in this submission:

C101	Site Plan
B101	Existing Typical Upper Floor Plan
A101	Proposed Fourth Floor Plan
A102	Proposed Fifth and Sixth Floor Plans
A201	Proposed Elevation Modifications
A301	Enlarged Common Area Plan
A302	Typical Unit A Existing One Bedroom Unit Plan Typical Unit A Proposed One Bedroom Unit Plan
A303	Typical Unit B Existing One Bedroom Unit Plan Typical Unit B Proposed One Bedroom Unit Plan

**Please refer to the architectural narrative which follows this exhibit.**

*Narrative of Physical Construction for ALCP Program Conversion*

***NCR PORTAGE TRAIL ASSISTED LIVING***

*Cuyahoga Falls, Ohio*

October 24, 2009

***KEY ELEMENTS OF OUR PROJECT PROPOSAL FOR THE ALCP PROGRAM***

- Visitability Standards Compliance
- Universal Design Compliance
- Economical Delivery of services to our Clients
- Green Development and Energy Efficiency
- Response to physical needs of elderly residents
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It should be reported that the initial HUD ALCP project, funded in 2008, is currently being completed for the conversion of Floors 1, 2, and 3. The net number of independent units as the result of the 2008 ALCP Project reduced building census to 160 Independent Dwelling Units and 32 ALCP (Assisted Living) Units. The first, second and third floors are currently undergoing substantial rehabilitation and conversion through this first phase of assisted living conversions under HUD's ALCP program.

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### **LIVING UNIT RENOVATIONS: GENERAL**

Based upon the proposed plan, there will remain 13 dwelling units for each of the floors 4, 5, and 6, comprised of 3 one-bedroom Assisted Living Units, and 10 Efficiency Dwelling units. The existing units can be easily altered for full accessibility through minor reconfiguration of the bathroom and bedroom and unit door entranceways. As unit finishes are scheduled to be renovated, including new floor, wall and ceiling finishes, and new lighting providing for both improved light levels and reduced energy usage. Door hardware shall be upgraded to comply with the applicable accessibility codes and ultimately improve ease of use and grasp-ability. Low voltage emergency call, telephone, TV and fire alarm systems shall be upgraded for code compliance and to facilitate an improved living unit furniture layout.

#### **Kitchens:**

Kitchens will in large part remain as currently configured but provided with new cabinets, countertops, appliances and fixtures to meet accessibility requirements for height and required knee clearances at sinks and work surfaces. Locking cabinets shall be provided for tenant medication storage and appliances replaced to meet accessibility requirements.

#### **Bathrooms:**

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Considering the common area specific to each floor as part of the 2009 ALCP Application, please note the following plan enhancements:

- Three units modules are being decommissioned at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors and replaced with common supportive service areas;
- A new Hygiene and Personal Care area is being added to the 4<sup>th</sup> floor, at a location central to all Assisted Living Floors 1<sup>st</sup> through 6<sup>th</sup>; this area include 394 square feet and includes a waiting area and salon spaces
- A Nurse's area is being included at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, to include a work area, and secure storage; this area includes approximately 120 square feet;
- A warming kitchen, with refrigerator, microwave oven, sink, and work counters will be provided at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors; this area incorporates approximately 270 square feet;
- Sufficient spaces will be included at the Special Spaces at the 4<sup>th</sup>, to accommodate dining functions, activities areas, and community spaces; this area includes approximately 540 square feet;
- Sufficient spaces will be included at the Special Spaces at the 5<sup>th</sup> and 6<sup>th</sup>, to accommodate dining functions, activities areas, and community spaces; this area includes approximately 800 square feet at these floor;
- All public spaces at the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, especially considering existing corridors will be modified to recess dwelling units doors, provide new enhanced secure and energy efficient lighting, and all new wall, ceiling and floor finishes.

### **DWELLING UNITS: FOURTH, FIFTH, AND SIXTH FLOORS**

As part of the 2009 ALCP Application, public spaces will be added at the floors proposed for rehabilitation and adaptive reuse from Independent Living to Assisted Living, replacing 3 existing dwelling units for each of those floors. Approximately 1,100 square feet of support service space will be provided at these floors to include Community/Activities areas, Warming Kitchen, Neighborhood Dining, Library and Nurse Office spaces. A separate Hygiene and Personal Care Area has also been included at the 4<sup>th</sup> floor. The conversion of these floors produces 39 ALCP Assisted Living units, as the replacement of 48 Independent Living Units.

Reconfiguration these three floors, positions the ALF units in close proximity to the areas which will facilitate the supportive services and therefore enable them to be delivered in the most economic fashion possible. The new common area supportive service spaces have been configured with an "open design" concept to maximize flexibility of use and adaptability in the future as the residents' needs and ALF programs and services change over time. And it must be noted that each 'adapted' Assisted Living floor also has been planned with the flexibility of dining for 'special needs populations'.

#### **Elevators**

The facility is currently served by two elevators. Elevator controls are being substantially modified as part of the 2008 ALCP Program. The completion of upgrades of elevator equipment will be completed as part of the 2009 ALCP Application as necessary to provide effective elevator operations for a period of not less than 20 years of useful life / service form, the time of

completion of all improvements. The completed elevator upgrade will meet all accessibility requirements.

### **VISITABILITY**

#### ***2009 Section ALCP Applications - Visitability Requirements***

Consistent with specific requirements associated with new applications for the 2009 funding cycle of ALCP Assisted Living this section is provided to include language, which we will make integral to our proposed Project Narratives. In particular note that ***Accessible Design Features*** will be in strict compliance with applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the American with Disability Act. ***All dwelling units will be 100% accessible, and all building access points will be 100% accessible, lending to a building which is 100% Visitable; our commitment to visitability exceeds the definition provided by the proceeding.*** These laws, and regulations implementing them, provide for nondiscrimination based on disability and require housing facilities to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities.

- **Encouraging Accessible Design.** This application will then comply with all applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act. These laws, and the regulations implementing them, provide for nondiscrimination based on disability and require housing to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities. HUD further encourages applicants to add accessible design features beyond those required under civil rights laws and regulations. These features would eliminate many other barriers limiting the access of persons with disabilities to housing and other facilities.

Accessible design features will be provided beyond those required under civil rights laws and regulations. These features will eliminate many the barriers limiting the access of persons with disabilities to housing and other facilities. These accessible design features are intended to promote ***Visitability*** and incorporate features of universal design as described further by the following.

- **Visitability in new construction and substantial rehabilitation.**  
All project applications will incorporate ***visitability*** standards where feasible in new construction and substantial rehabilitation projects. ***Visitability*** standards allow a person with mobility impairment access into the home, building, or dwelling unit, but do not require that all features be made accessible. ***Visitability*** means at least one entrance at grade (no steps), approached by an accessible route such as a sidewalk; the entrance door and all interior passage doors are at least 2 feet 10 inches wide, allowing 32 inches of clear passage spaces. A ***visitable*** home, building, or dwelling unit also serves persons without disabilities, such as a mother pushing a stroller or a person delivering a large appliance. **At Berardi+Partners we practice the theory of zero-thresholds and 36" wide doors at all principal openings.**

■ **Universal Design.**

This ALCP project will incorporate universal design in the construction or rehabilitation of housing, retail establishments and community facilities funded with HUD Assistance. Universal design is the design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design. The intent of universal design is to simplify life for everyone by making products, communications, and the built environment more usable by as many people as possible at little or no extra cost. Universal Design benefits people of all ages and disabilities. In addition to any applicable required accessibility features under Section 504 of the Rehabilitation Act of 1973 or the design and construction requirements of the Fair Housing Act, the Department encourages applicants to incorporate the principals of universal design when developing housing, community facilities, electronic communication mechanisms, or when communicating with community residents at public meetings or events. HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing for all, regardless of ability or age. Likewise, creating places where people work, train, and interact which are useable and open to all residents increases opportunities for economic and personal self-sufficiency. *Proposed activities under this property will support Strategic Goals 2, 7 and 8.*

■ **HUD Handicap Statement.**

HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing to all regardless of ability or age. Likewise, creating places where people interact which are usable and open to all residents increase personal self-sufficiency.

***HUD Criteria for Energy Star & Green Initiative  
ALCP Applications***

***DESIGN FEATURES WHICH PROMOTE ENERGY EFFICIENT CONSTRUCTION***

*The Portage Trail ALCP Assisted Living Project expansion will adhere to all provision of Section 154 Energy Policy Act of 2005 undertaking energy efficiency improvements to lower operating costs and to mitigate the risks associated with rising utility costs, in order to ensure the long term viability for projects within the ALCP Program.*

The proposed project will promote the *Energy Star Program and Green Development*, considering both energy efficiency and construction efficiency, consistent with ASHRAE 90.1 2007. Accordingly an energy analysis showing standards compliance will be prepared by the Berardi+ Partners Architect/Engineers. Additionally Chapter 12 of 4350.1, Rev 1 for Energy Conservation will be met. While central space conditioning is provided, design will also employ good practices in building positioning to make use of normal prevailing breezes for natural ventilation.

*Berardi+Partners practice the notion that energy conservation begins with construction processes and systems specifications. Berardi +Partners is currently completing construction of the first LEED Platinum Supportive Housing Project in the State of Ohio; and Berardi+Partners and their Clients apply Green Communities Standards consistent with The Enterprise Foundation to all of their housing projects.*

*We consider embodied energy in our designs, beginning with the manufacture, source of materials and transport of all products when we assess energy conservation. We choose to specify materials manufactured within close proximity of projects when developing specifications; and above all we choose to specify American Products. Portage Trail is committed to a comprehensive sustainable approach to the design and development of the renovations and new construction. It will follow the guidelines of one of the HUD acceptable Green Development rating programs and will perform and complete the applicable and requisite third party or self certification. Furthermore the project will participate in HUD's PIH Benchmarking Tool program to ascertain the project's performance. The goal for the project is to achieve a score of at least 65, or 15% above average.*

#### **ENERGY EFFICIENCY**

Improved energy efficiency will be realized through the implementation of Energy Star Rated fixtures, equipment and appliances where replacements are scheduled. Additionally, the replacement of exterior windows with new energy efficient units complete with low-E glazing and thermally broken frames shall further reduce energy consumption. Low flow toilets, shower heads and faucets will be specified significantly reducing water usage. Where exterior envelope assemblies are being altered or installed new, they shall be re-constructed with full cavity insulation and total assembly R-values exceeding energy code requirements. Similarly, new roofing shall be performed with replacement or the addition of new insulating materials.

#### **MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION / SECURITY SYSTEMS**

##### **General:**

Mechanical, electrical and fire protection systems will be upgraded to meet the requirements for an I-1 Occupancy per the Ohio Building Code and as may be required by the RCF Rules and Regulations and Ohio Revised Code.

##### **Fire Protection:**

The automatic fire suppression system will be upgraded with quick release heads. The fire pump will require refurbishment or replaced to renew its expected useful life. Flow switch and tamper mechanisms shall be upgraded to interface with the new required fire alarm system.

##### **Plumbing:**

Plumbing waste and supply piping at the ALF floors will be replaced where it has reached its useful life expectancy. New plumbing fixtures will be provided at work scope areas to meet accessibility requirements and will be specified as low flow to reduce water consumption. The domestic water heaters and storage tanks should be removed and replaced with like kind.

**HVAC:**

The living units are heated and cooled with package terminal air conditioning units (PTACS). All PTACS within the ALF living units shall be removed and replaced with new energy efficient models. New gas fired high efficiency split systems will be installed to heat and cool the new and existing common areas and shall be designed to provide outside air in compliance with the Ohio Mechanical Code.

**Electrical:**

**Living Units:** Each living unit will be provided with new smoke detectors and with a backup energy source and wired together so that the activation of one detector inside the living unit trips the other. A new wireless emergency call system will be employed which provides each resident with a watchband, necklace or belt clip device they can activate in the event of an emergency. Additionally each living unit will have stationary emergency call pull devices in their bathrooms. A door intercom system wired through the telephone and cable TV system will enable residents to communicate with visitors at the main entrance both visibly and audibly and then allow or deny entrance into the facility via release of electronic locks.

**Common Areas:** Exit ways shall be equipped with magnetic locks and delayed egress system to notify management when an un-authorized exit takes place. The existing fire alarm system shall be upgraded with a new fully addressable fire alarm panel and new devices that are ADA and sensory impaired compliant. The facility already has emergency power provided by an existing diesel generator. The existing emergency generator is undersized for the full capacity of the proposed project and will be replaced with a new 600Kv to ensure its dependability over the next building life cycle.

*End of Narrative*

## NCR Portage Trail Senior Apartments ALFC Work Scope Summary

45 Cathedral Lane

Cuyahoga Falls, Ohio 44223

October, 2009

### Project Summary:

The intent of this project is to convert floors 4 through 6 from independent living to Assisted Living and supplement each floor with the required support spaces to facilitate the necessary supportive services as mandated by the Ohio Revised Code and Residential Care Regulations. To provide the necessary floor area to accomplish the addition of required supportive service spaces, the total number of units must be decreased from 192 to 183. Each floor currently containing 16 units will be reconfigured with 13 units comprised of (3) 1 bedroom and (10) efficiency units for a total of 39 converted units.

R/R = Remove and Replace; \* = Energy Efficient or "Green."

### Building Exterior:

1. Remove and replace existing masonry and concrete front entry canopy with open air covered steel canopy structure.
2. Remove all existing projected concrete thru-wall PTAC covers at 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors.
3. R/R existing vinyl windows with new thermally glazed units.
4. Install new decorative pre-finished aluminum architectural PTAC louver grills below new windows.
5. Remove and replace existing 1<sup>st</sup> floor patio doors and install new double single hung window infill.
6. Install continuous 36" tall decorative aluminum railing system with emergency access gates at existing circular elevated concrete walk.

### Common area (General) 4<sup>th</sup> thru 6<sup>th</sup> floors:

Areas to include new community warming kitchens, gathering spaces with library, lounges, personal care / hygiene room (4<sup>th</sup> floor only) and support spaces.

#### 1. Corridors:

- a. R/R all carpeting.
- b. R/R all carpet base with new painted 1x4 with roman ogee edge.
- c. Install new 3/4" metal furring to all center core textured masonry walls and laminate with 1/2" drywall.
- d. R/R all existing handrails. Install new wood red oak handrail with clear coat finish both sides of corridor. Extend handrail through out new common areas and lobbies as shown on drawings.
- e. Overlay all new and existing metal door frames with painted wood colonist casings.
- f. Install 20 oz. type II wall coverings above handrails with new paint below in corridors. Wall coverings based on Vera La Scala. Install clear matt finish wall covering corner guards at all outside corners.
- g. \*R/R and upgrade all lighting with Energy Star fixture package.
- h. \*Install Energy Star wall sconces left side of each unit entry door.
- i. Remove existing unit entry doors and wall construction for new relocated 1 hour rated entries.
- j. Create new fire rated horizontal egress in corridors. Install new 1 hour fire rated wall construction with doors on magnetic hold-open devices linked to the fire alarm system.

BERARDI+  
PARTNERS



ARCHITECTS/  
ENGINEERS

BERARDI + PARTNERS, INC. ARCHITECTS / ENGINEERS  
369 East Livingston Ave. Columbus, Ohio 43215 614-221-1110 fax 614-221-0831  
berardipartners.com

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2. Demolish 3 existing dwelling units adjacent to elevator lobby for new common area expansion as described above and shown on drawings.
3. Install new built-in decorative wood Media/Library wall @ community room.
4. Convert existing laundries to new Dispensary/file/clean storage rooms. Remove equipment / connections, floor drains and piping. Cap as required.
5. Convert existing storage rooms for new Soiled Utility and Janitors space with floor mounted mop sink.
6. New Warming Kitchen
  - a. Install new kitchen cabinets with wire pulls. Base cabinets to be 32" HC accessible with roll out shelving.
  - b. Install 33" ADA compliant double bowl sink with lever faucet and spray hose. No base cabinet below with 36" opening. Insulate plumbing.
  - c. Construct open workspace adjacent to sink and wall oven.
  - d. Install no VOC p-lam countertops with self-edge 6" backsplash.
  - e. Install new non-slip VCT flooring with 4" vinyl base installed behind all removable equipment.
  - f. Install ADA compliant GE® Tall Tub built-in dishwasher.
  - g. \*Install GE® Energy Star French Door Refrigerator / bottom freezer with icemaker.
  - h. Install GE® disposal.
  - i. Install GE® microwave/wall oven combo with trim accessories.
  - j. Install under cabinet mount task lighting.
7. Ceilings: (See Abestos Abatement Report)
  - a. Corridors: Remove and reconfigure existing sprinkler piping and conceal within the new metal framed ceiling soffit design.
  - b. New common areas: R/R all existing ceiling texture.
  - c. Units: Remove ceiling texture at areas of wall reconfigurations. Install new ceiling texture to match existing.
8. R/R all existing resilient flooring and base at select areas of work as shown on drawings.
9. Install painted wood chair rail in common area lobbies, and community rooms as shown on drawings.
10. R/R all interior signage with new NCR standard signage package.
11. See Common Area Finishes below.

#### **Doors and Frames:**

1. All new interior common area and unit entry door frames shall be knock down metal frames painted.
2. Paint all existing doors and frames that are to remain common to corridors and lobbies.
3. Overlay all new and existing metal door frames that are to remain with new painted wood colonist casings common to corridors, lobbies, offices and community spaces.
4. All new interior common area and unit entry doors shall be painted 6 panel colonist 'Masonite' doors.

**Common Area Door Hardware:** Standard new hardware based on grade 'A' Schlage with lever design finish type 626 brushed chrome.

1. Install surface closer at all new passage doors common to corridors and common spaces.
2. Install magnetic hold open devices linked to fire alarm system at all new corridor doors and double doors common to corridors and community spaces.

**Common area Finishes:** \*Use Green Label carpeting and tile. Use Low/No VOC Paints, Primers, Adhesives and Sealants.



- a. Include provisions to repair all damaged existing drywall to remain in all common areas. Refurbish with skim coat to "like new" defect free condition. (Provide alternate pricing for patch only).
- b. Install new carpet with ¼" pad in all common areas as shown on drawings.
- c. Install new VCT flooring to limits shown on drawings.
- d. Install new 1x4" pre-finished and painted wood wall base with roman ogee at Corridors, Common Spaces, offices and lobbies.
- e. Install new cultured marble window sills at new construction.
- f. Install chair rail to limits shown on drawings.
- g. Install crown moulding at new Community room.
- h. Install horizontal aluminum mini blinds at all windows.
- i. Overlay metal door frames with wood colonist casings at all new and existing door frames to remain.
- j. Repaint 100% of all common areas not to receive wall covering. Corridors: Install 20 oz. type II wall coverings above handrail / chair rail and new paint below.

### ALCP Living Units:

#### General:

1. Demolish all unit interior features including cabinetry, walls, plumbing and light fixtures, floor and wall finishes and bathroom ceilings. Reconfigure 1<sup>st</sup> floor unit HVAC.
2. Reconfigure units plans as shown on drawings.
3. Install fire-retardant blown insulation into existing dwelling unit common separation walls.
4. Remove existing unit entry wall and reconfigure to expand corridor areas and provide HC accessibility. Existing kitchen closets to remain but within new limits of corridor. Install new shelving and door with lockset.
5. First floor one bedroom unit: Reconfigure unit into two separate efficiency units.
6. R/R PTAC thru-wall units, wood framed enclosure and window. Modification to opening is required. Install new pre-finished architectural aluminum louver grill.
7. Unit interior side of exterior walls: Install new ¾" metal channel furring and ¾" insulation behind vapor barrier and ½" g.w.b.
8. Install new ½" interior PVC condensate piping connected to new PTAC units. Line to be encased in new wall furring window surround to discharge at 2nd floor level each unit.
9. \*New unit lighting, appliance and HVAC packages to be Energy Star Rated.
10. Install light / paddle fan combination fixture in bedroom/living area in Efficiency units. One bedroom units: Install combo fan fixture in bedroom and living room. All closets to have lights with cover.
11. R/R and relocate unit electrical panel.

Kitchen: Kitchens is to meet current ANSI unit type 'A' requirements.

- a. Reconfigure kitchen as shown on drawings. Floor area to accommodate a 5'-0" diameter wheelchair turnaround.
- b. Install kitchen cabinets with wire pulls. Base cabinets to be 32" high HC accessible with roll out shelving and 4" toe kick. Provide locking cabinet for tenant medications.
- c. Install ADA compliant 25" single bowl sink with lever faucet and spray hose. No base cabinet with open area underneath. Insulate plumbing.
- d. Install No VOC p-lam self-edge countertops with 6" backsplash for recessed receptacles.
- e. Install 24" wide GE® frost free refrigerator.
- f. Install 27" electric GE® drop-in self cleaning range with front Controls; window and oven light; Provide full height backsplash to match range.
- g. Install new vent-less charcoal filter range hood.

- ii. **HC units only:** Provide two (2) Range Queen (contractor to supply Owner with expiration dates per unit) fire suppression canisters in each apartment, mounted on underside of range hood one on each side of range top.
  - i. Install Garbage Disposal.
  - j. Install under cabinet mount task lighting.

**Bathroom:** Bathrooms to meet current ANSI unit type 'A' requirements.

- a. Reconfigure bathroom as shown on drawings. Floor area to accommodate a 60" wheelchair turning radius at fixtures.
- b. Install ½" beveled threshold 63"x33" roll in type prefabricated fiberglass shower unit with ADA compliant grab bars, controls and wand/slidebar. Provide portable shower transfer seat.
- c. Install moisture resistant light centered above shower.
- d. Install solid blocking at rear and side wall of toilet and install brushed chrome 36" grab bar at rear wall and 42" grab bar at side wall.
- e. Install low flow 17" to 19" ADA compliant toilet.
- f. Install plastic laminate wall hung vanity with 30" min. clear open space centered on sink. Top of counter to be 34" max.
- g. Accessories: Install accessible height surface mounted paper roll holder, surface mounted paper towel dispenser, surface mounted soap dispenser, towel bars and robe hook.
- h. Install ¼" plate glass mirror full width of vanity.

**Unit Doors:**

1. R/R unit entry doors with 1 ¾" thick solid core 'Masonite' 6 panel doors bearing UL label.
  - a. Install knocker/viewer with second peep sight at 54" a.f.f. Peeps shall be 180 degree view. HC unit install additional peep hole 44" a.f.f.
  - b. Install surface closer.
  - c. Install clear coated metal kick-plate on corridor side.
  - d. Install grade 'A' lockset based on Schlage lever design with brushed chrome 626 finish. Lockset to have simultaneous single function release of deadbolt and dead latch from unit side.
  - e. Lockset to have electronic function. See Building Security/Access Control below.
2. Unit Entry Doors. Access to apartments shall be via a plastic, mechanical key with logic transmitter. The key shall electronically signal the dwelling unit lock to open, the dwelling unit lock shall be programmed by a handheld device used by the property manager. System to be compatible or same as main entry door system.
3. All new interior doors shall be 1 3/8" thick hollow core painted 6 panel colonist 'Masonite' doors.

**Unit Finishes:** \*Use Green Label carpeting and tile. Use Low/No VOC Paints, Primers, Adhesives and Sealants.

- a. Include provisions to repair all damaged existing drywall within living units that is to remain. Refurbish with skim coat to "like new" defect free condition. (Provide alternate pricing for patch only).
- b. (Standard unit) Install new carpet with ¼" pad at living/dining, bedrooms and closets to limits shown on drawings. (No pad direct glue down at HC units)
- c. Install new pre-finished wood wall base in unit entry wall extending throughout living/dining, bedroom and closets at all carpeted areas.

- d. Install new non-slip VCT flooring with 4" vinyl cove at kitchens extended under all removable equipment and cabinetry.
- e. Install non-slip ceramic flooring and tile base in bathroom.
- f. Install new horizontal aluminum mini blinds at all windows and balcony doors.
- g. Repaint 100% of all unit areas. \*Use Low/No VOC Paints and Primers.

#### **Fire/Smoke Protection:**

1. The building is currently equipped with a full NFPA-13 automatic sprinkler system. Reconfigure system for all re-developed interior spaces. New sprinkler heads to be concealed. Existing surface mounted sprinkler heads to remain – replace chrome escutcheon with white. Reconfigure system in corridor to be concealed within the new ceiling design.
2. Remove all smoke detectors in unit bedrooms and living areas and replace with system detectors so that unaddressed issues can be programmed to escalate and alert monitoring agency, management and or fire department as required by authority having jurisdiction.
3. All smoke detectors shall be permanently connected to primary and secondary power supplies and installed per NFPA 72.

#### **Plumbing:** See Common Area and Dwelling Unit Kitchens and Bathrooms above.

1. Remove / reconfigure plumbing supply, waste and stacks as required for all redeveloped areas as shown on drawings.
2. R/R all unit kitchen waste stacks with new connections from 6<sup>th</sup> floor to 4th floor main locations.
3. All new domestic water supply piping shall be copper.
4. Fire stop all new and existing pipe penetrations at fire rated ceiling/wall penetrations.
5. \*Install new low flow ADA compliant 1.28 GPF toilets.
6. Install new roll in shower with balanced-pressure /thermostatic valve conforming to ASSE 1070.
7. Reconfigure plumbing for new fixture locations as shown on drawings.
8. \*Install new wall hung laminate counter, sink, faucet, drain, supply lines and ¼ turn stops. Faucets to have single lever handle and a maximum flow rate of 1.5 maximum GPM.
9. R/R all living unit domestic supply shut off valves.
10. \*R/R kitchen sinks and faucets to include separate spray hose. Faucets to have single lever handle and a maximum flow rate of 1.5 maximum GPM.
11. Provide GE GFC525 disposal in units. Provide GE Model No. GFC1020F, disposal for new floor new warming kitchen.
12. Provide Truebro "Lav-guard" plumbing insulation for handicap accessible lavatories and Truebro "Basin-guard" for handicap accessible sinks.
13. Install (1) new Hi-Low split level electric water cooler (Oasis PF8AC-SL).
14. Install new water supply for common area refrigerator icemakers.
15. Remove and cap existing 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> floor resident laundry equipment plumbing as required.
16. Install new 15" sinks @ medication dispensary rooms and 24" floor mounted mop sinks @ new janitor rooms.

#### **HVAC:**

1. Fire stop all new and existing pipe penetrations at fire rated ceiling/wall penetrations.
2. R/R existing dwelling unit electric PTACs with new heat pump unit PTACs wired to new thermostat. R/R all PTAC sleeves with insulated sleeves. Exterior wall infill is required. Install new pre-finished aluminum architectural louver grill.

- FAX ID: 1252097619-2081
3. Install new split system heat pumps and PTAC's at common spaces. Split system heat pumps to serve interior spaces and PTAC's to serve exterior spaces.
  4. Install large numbered programmable thermostats through out. Provide clear locking lexan covers for common area thermostats. All covers keyed alike.
  5. Install new dwelling unit bathroom exhaust ductwork and register. Exhaust ductwork routed to existing central exhaust system.
  6. Install new dwelling unit kitchen exhaust ductwork and register. Exhaust ductwork routed to existing central exhaust system.

#### **Electrical:**

1. Remove both Existing 100KW and 300KW diesel Emergency Generator and install a new diesel 400KW generator.
2. Add the Circuit Breakers within the Generator enclosure shown on Drawings
3. Install new equipment for new building loads.
4. At new interior areas of work: All replacement and new lighting to be compact fluorescent downlights, 28 watt T-8 troffers, and LED exit signs also wired to emergency loads. Verify exit lighting is adequate and operable, otherwise provide new Bodine battery ballasts on new fixtures.
5. In rooms/spaces where wiring is being replaced, light switches, thermostats and other environmental controls are to be placed in accessible locations no higher than 42" a.f.f. and electrical receptacles, phone jacks and data ports are installed at 18" a.f.f.
6. Install in dwelling units tamper resistant receptacles per NEC.
7. Provide AFCI protection per NEC.
8. Provide GFI protected receptacles per NEC.
9. Install visual/audible alarm devices in all dwelling unit living rooms, bedrooms and bathrooms.
10. R/R existing wireless emergency call system at 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> floors. Install new fixed wireless E-call system and devices in all unit bedrooms and baths interfaced with existing system.
11. Install light / paddle fan combination fixture in bedroom/living area in Efficiency units. One bedroom units: Install combo fan fixture in bedroom and living room. All closets to have lights with cover.
12. All new common area and unit switches shall be rocker type switches.
13. Install Cat5e data wiring in offices and common spaces.
14. Install new coaxial cable lines in all new units.
15. R/R unit electrical panels and relocate.
16. Install new magnetic door hold opens at all common area doors within fire rated assemblies connected to the building fire alarm system.

End of Work Scope Summary

**EXHIBIT 6**

*A description of the physical construction aspects of the ALF conversion, including the following:*

- (c) A description on how the project will promote energy efficiency, including any plans to incorporate energy efficiency features in the design and operation of the ALF through the use of Energy Star labeled products and appliances.*

The Portage Trail ALCP Assisted Living Project expansion will adhere to all provision of Section 154 Energy Policy Act of 2005 undertaking energy efficiency improvements to lower operating costs and to mitigate the risks associated with rising utility costs, in order to address and ensure the HUD goal of long term viability for projects within the ALCP Program.

The proposed project will promote the *Energy Star Program and Green Development*, considering both energy efficiency and construction efficiency, consistent with ASHRAE 90.1 2007. Accordingly an energy analysis showing standards compliance will be prepared by the Architect. Additionally Chapter 12 of 4350.1, Rev 1 for Energy Conservation will be met. While central space conditioning is provided, design will also employ good practices in building positioning to make use of normal prevailing breezes for natural ventilation.

Portage Trail will require that the architect note in the specification document that all of the new appliances bear the **Energy Star** label. Improved energy efficiency will be realized through the implementation of **Energy Star** Rated fixtures, equipment and appliances where replacements are scheduled. All new energy efficient light fixtures are being installed and will include compact fluorescent lamps to help reduce energy cost. Additionally the lighting design will conform to the local electric supplier's energy "blueprint" program.

The replacement of exterior windows with new energy efficient units complete with low-E glazing and thermally broken frames shall further reduce energy consumption. Low flow toilets, shower heads and faucets will be specified significantly reducing water usage. Where exterior envelope assemblies are being altered or installed new, they shall be re-constructed with full cavity insulation and total assembly R-values exceeding energy code requirements. Similarly, new roofing shall be performed with replacement or the addition of new insulating materials.

The project's Architect, Berardi+Partners, is experienced in incorporating energy efficiency in their designs and practices the notion that energy conservation begins with construction processes and systems specifications and applies Green Communities Standards consistent with The Enterprise Foundation to all of their housing projects. Proudly, Berardi +Partners is currently completing construction of the first LEED Platinum Supportive Housing Project in the State of Ohio.

The design process will incorporate a consideration of embodied energy, beginning with the manufacture, source of materials and transport of all products when we assess energy conservation. We will choose to specify materials manufactured within close proximity of projects when developing specifications; and above all we choose to specify American Products.

Portage Trail is committed to a comprehensive sustainable approach to the design and development of the renovations and new construction. It will follow the guidelines of one of the HUD acceptable Green Development rating programs and will perform and complete the applicable and requisite third party or self certification. Furthermore the project will participate in HUD's PIH Benchmarking Tool program to ascertain the project's performance. The goal for the project is to achieve a score of at least 65, or 15% above average.

**EXHIBIT 6** *A description of the physical construction aspects of the ALF conversion, including the following:*

- (d) *A copy of the original plans for all units and other areas of the development, which will be included in the conversion.*

Attached please find the original plans for the units and other areas involved in conversion to an assisted living facility.

location / area map



project summary

The project is a new 100-unit assisted living facility located in the heart of the city of Columbus, Ohio. The project is a new 100-unit assisted living facility located in the heart of the city of Columbus, Ohio. The project is a new 100-unit assisted living facility located in the heart of the city of Columbus, Ohio.

development summary

site summary:

Site Name: NCR Portage Trail Assisted Living  
 Address: 1000 N. High Street, Columbus, OH 43201  
 Zoning: R-10  
 Lot Area: 1.2 acres  
 Building Area: 10,000 sq. ft.

building summary:

Number of Units: 100  
 Number of Floors: 4  
 Construction Type: Concrete and Steel  
 Estimated Construction Cost: \$10,000,000  
 Estimated Operating Cost: \$2,000,000  
 Estimated Revenue: \$4,000,000

proposed unit summary

Unit Type	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	6-Bed	7-Bed	8-Bed	9-Bed	10-Bed	Total
Proposed	10	20	30	20	10	10	10	10	10	10	150
Existing	0	0	0	0	0	0	0	0	0	0	0
Total	10	20	30	20	10	10	10	10	10	10	150

project:  
 NCR Portage Trail Assisted Living

city  
 Cuyahoga Falls  
 state  
 Ohio

owner:  
 National Church Residences (NCR)

city  
 Columbus  
 state  
 Ohio

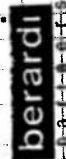
architect / engineer:

Berardi + Partners, Inc.  
 Architects / Engineers  
 Columbus, Ohio

PRELIMINARY - NOT FOR CONSTRUCTION

NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

HUD ALCP  
 Application





**site summary:**

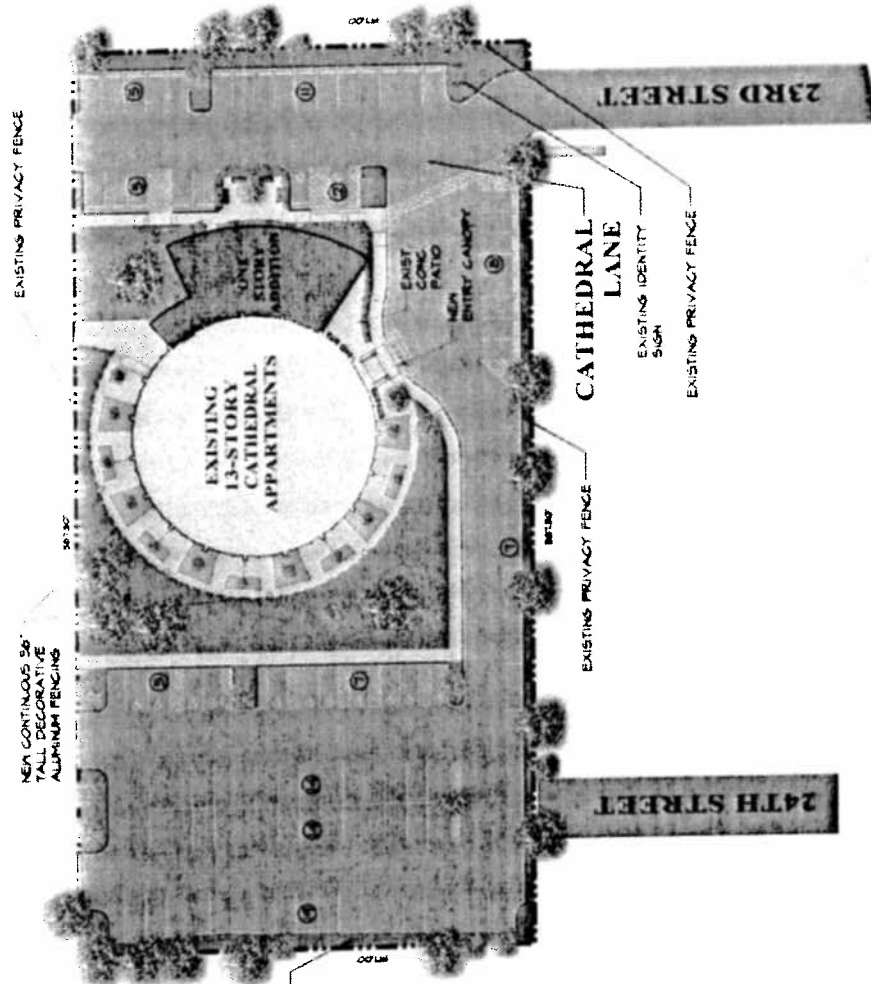
**building summary:**

[illegible]

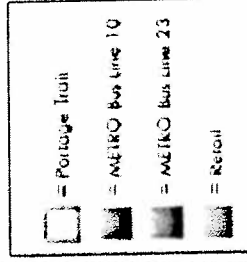
4304

HUD ALCP  
Application

C101

berardi  
partners

# Portage Trail Village: Bus Stop Locations

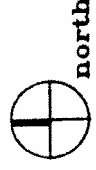


1. METRO Bus Line #10 - Bus Stops
2. METRO Bus Line #23 - Bus Stop
3. Walgreens
4. Asian Food Market
5. Kollotto's Pastries & Gifts
6. Fishland Pets, Doury Queen, Dr. Waterbed and Matress Sleep Center, & Prime Time Sporting Goods



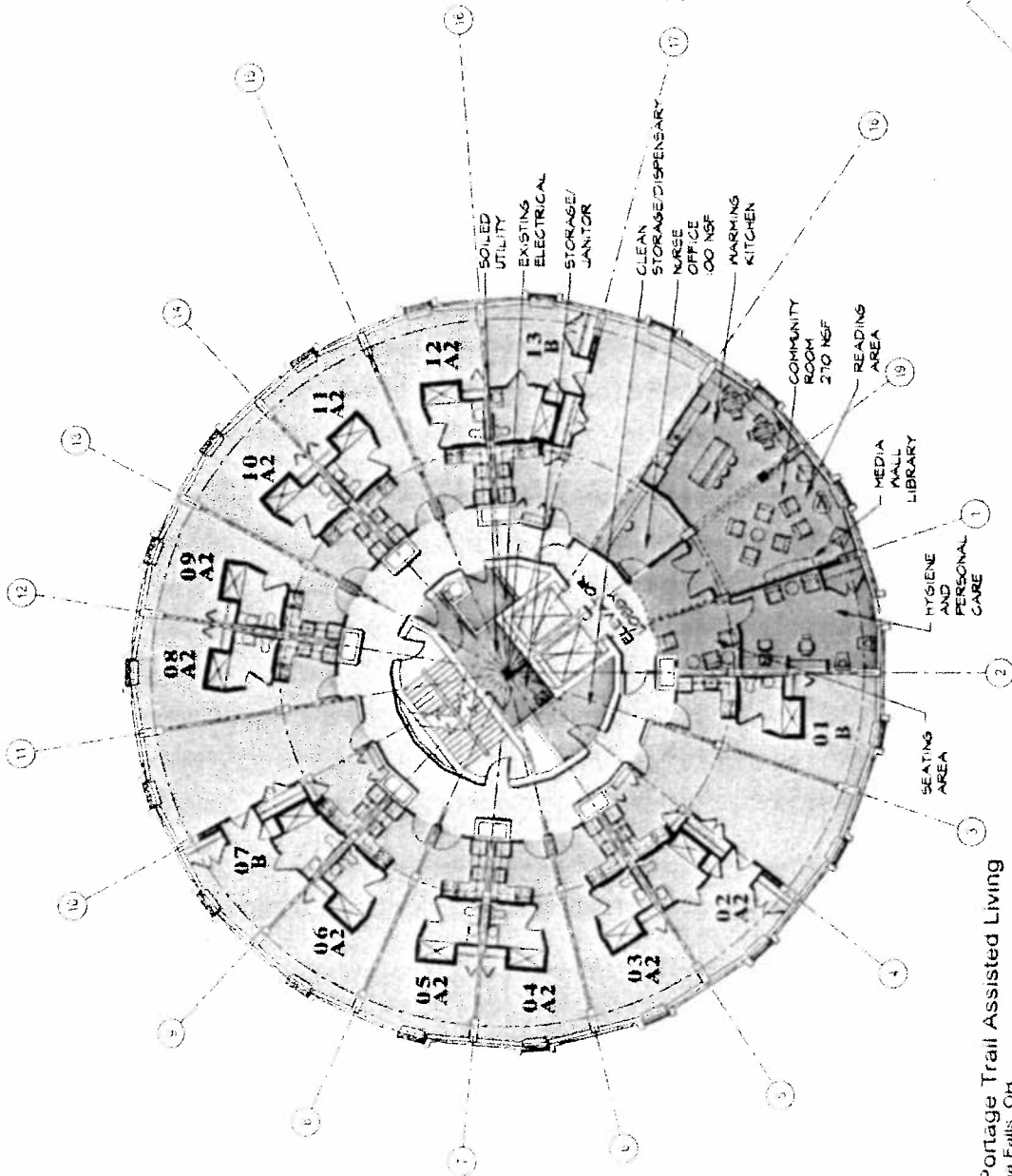
NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

## Aerial Context Map



HUD ALCP  
 Application

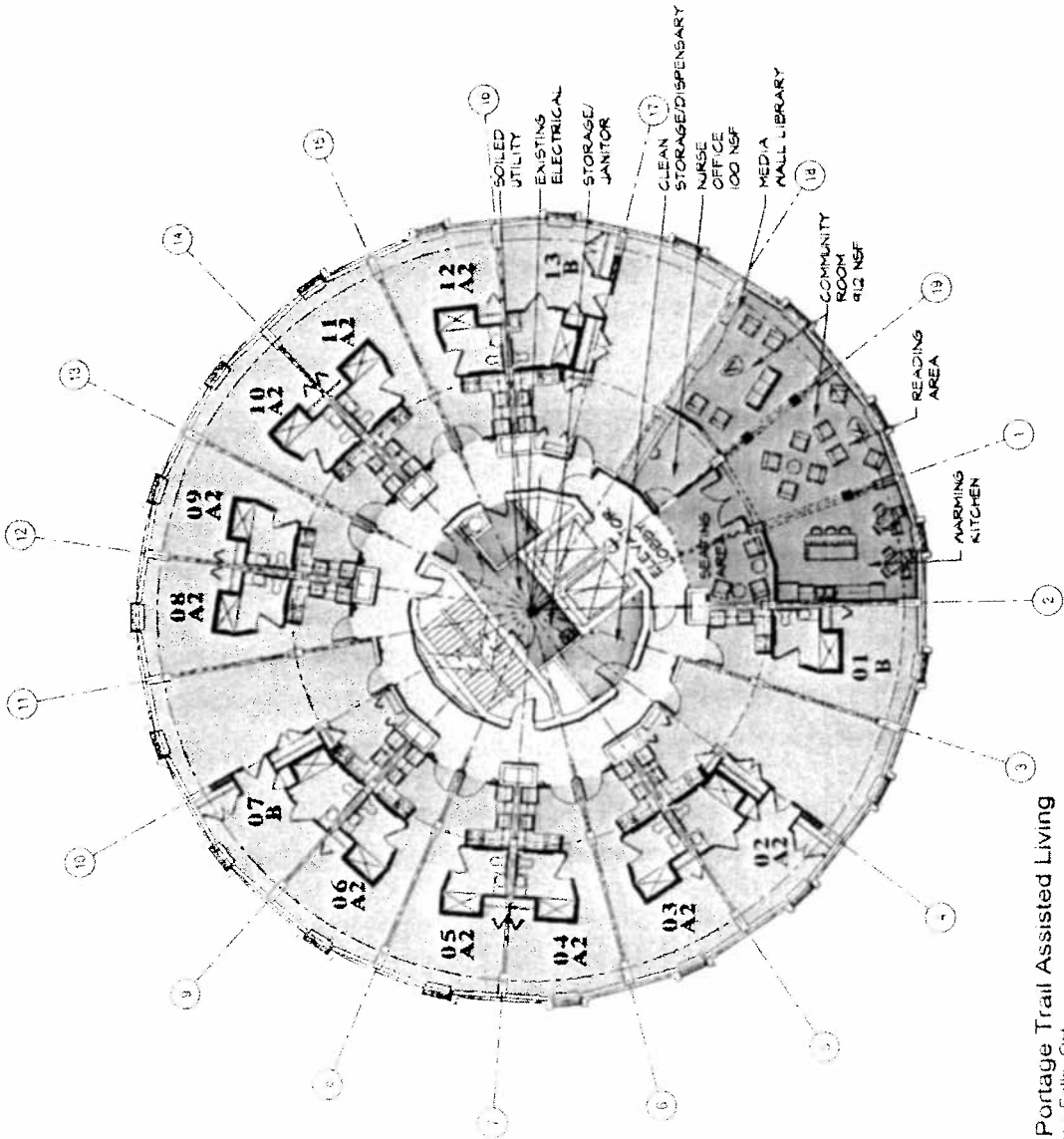
**berardi**  
 + partners



NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

proposed 4th floor plan 1/16" = 1'-0"

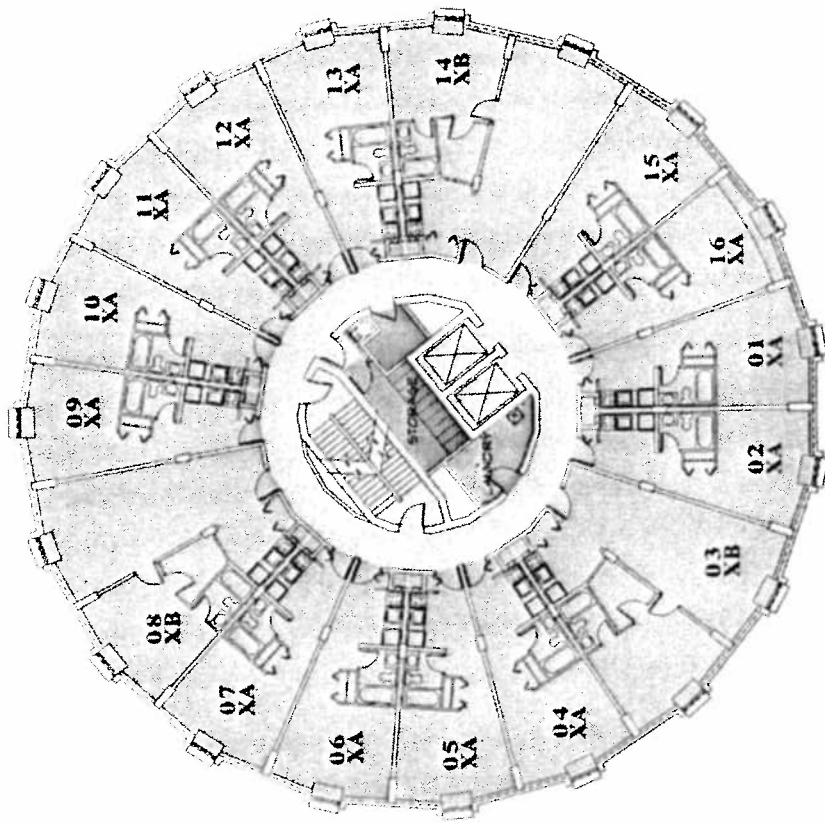
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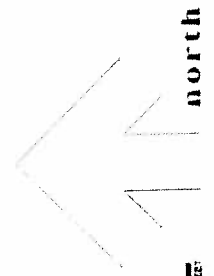
NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

**proposed 5th and 6th floor plans**  
 1/16" = 1'-0"

NO NORTH ARROW



**legend**  
 XA UNITS  
 XB PUBLIC  
 XA PRIVATE  
 XB SUPPORT  
 GENERAL



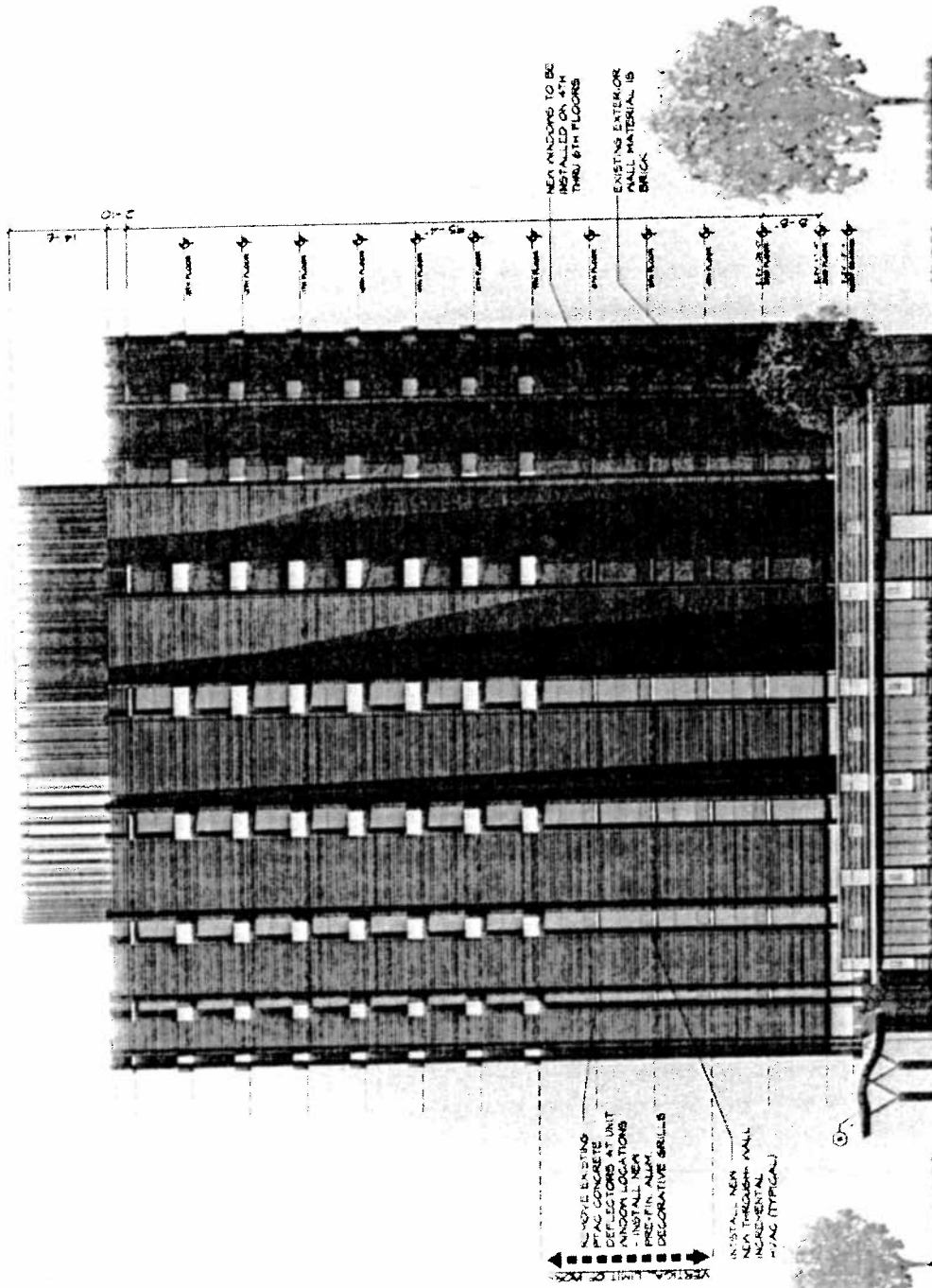
NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

**existing typ. upper floor plan**  
0.175 in.

Portage 12308-HUD ALCP  
 Exhibit 8  
 DUNS 662416803  
 FAXID 1252087518-2061



NOTES  
 1. VISION - 2nd FLOOR - 8  
 CATHEDRAL APARTMENTS  
 DATE AUGUST 2000  
 ORIGINAL DESIGN BY  
 NORTH HAVEN ASSOCIATES  
 ARCHITECTS  
 1000 WEST 10TH AVENUE  
 CATHEDRAL FALLS, OHIO



REMOVE EXISTING  
 CONCRETE  
 DEFLECTORS AT UNIT  
 WINDOW LOCATIONS  
 - INSTALL NEW  
 PRE-FIN ALUM  
 DECORATIVE GRILLS  
 - INSTALL NEW  
 NEW THROUGH WALL  
 INCREMENTAL  
 - 1/2" (TYPICAL)

REMOVE AND  
 REPLACE ALL 1ST  
 FLOOR PATIO  
 DOORS WITH NEW  
 WINDOW INFILL

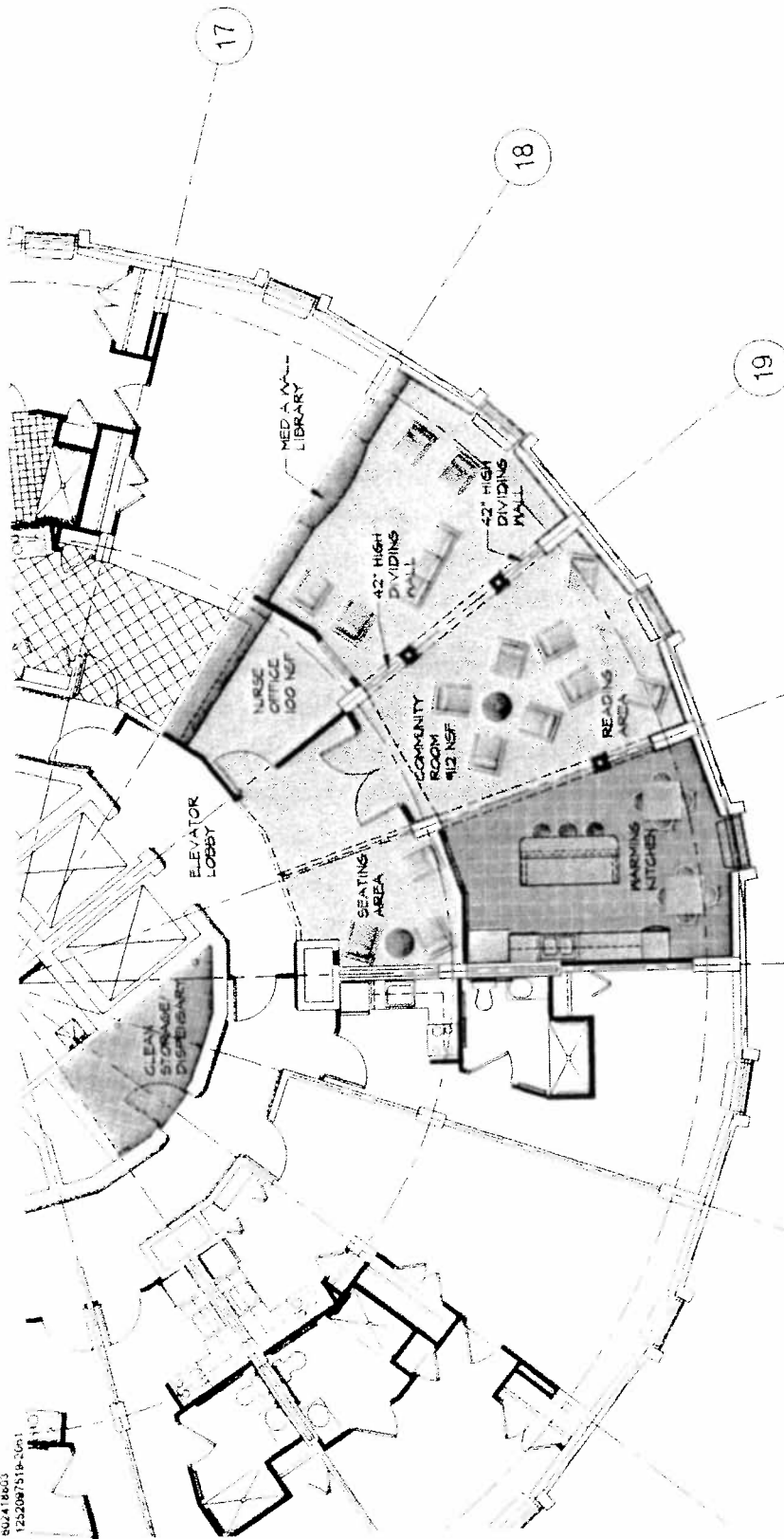
NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH

proposed elevation modifications

HUD ALCP  
 Application  
 A201

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 partners

Portage Trail ALCP  
 Exhibit 6  
 DUNS 802418603  
 FAXID 1252087518-001



HUD ALCP  
 Application

A301



enlarged comm. area plan  
 1/8" = 1'-0"



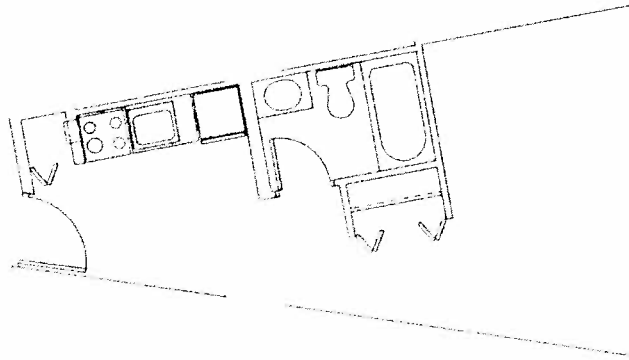
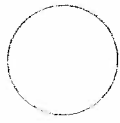
1

2

3

NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH



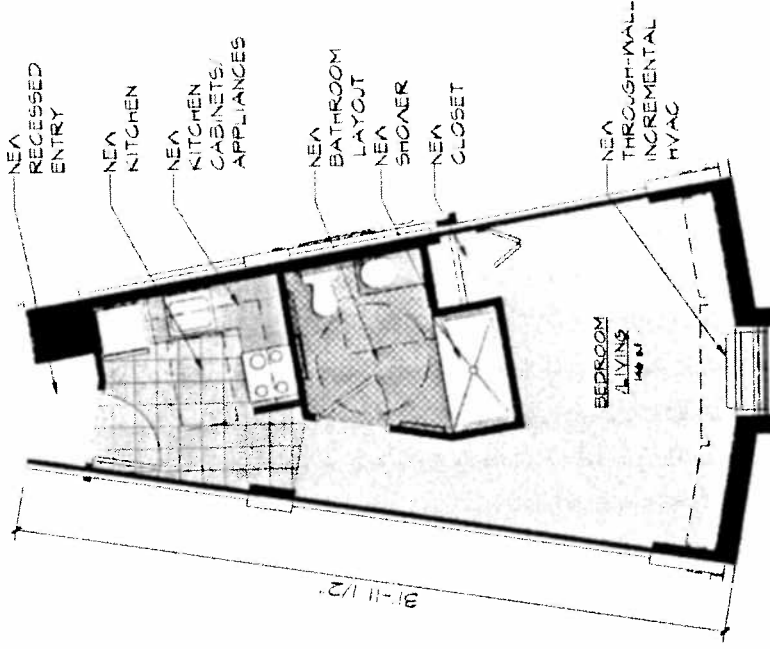


typ. unit 'A' existing  
 efficiency unit plan

944 s.f. gross



NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH



typ. unit 'A' proposed  
 efficiency unit plan

944 s.f. gross



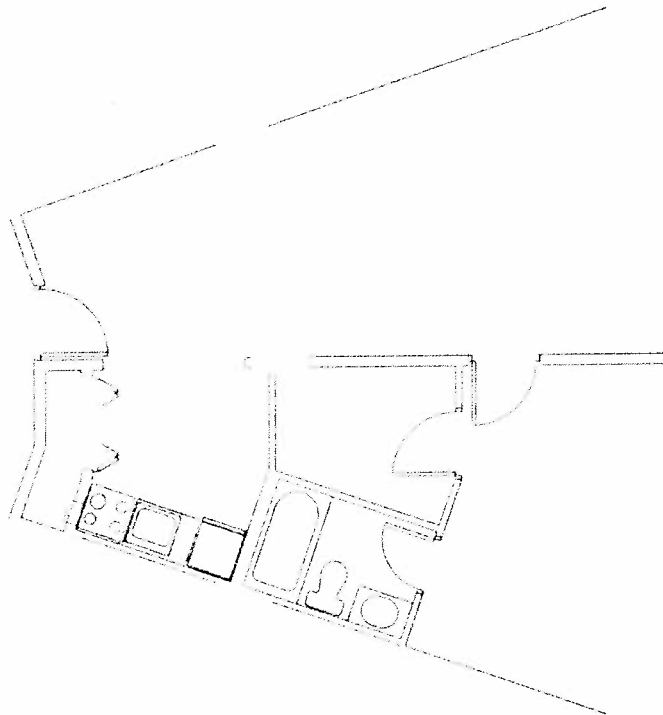
HUD ALCP  
 Application

A302

berardi  
 .partners



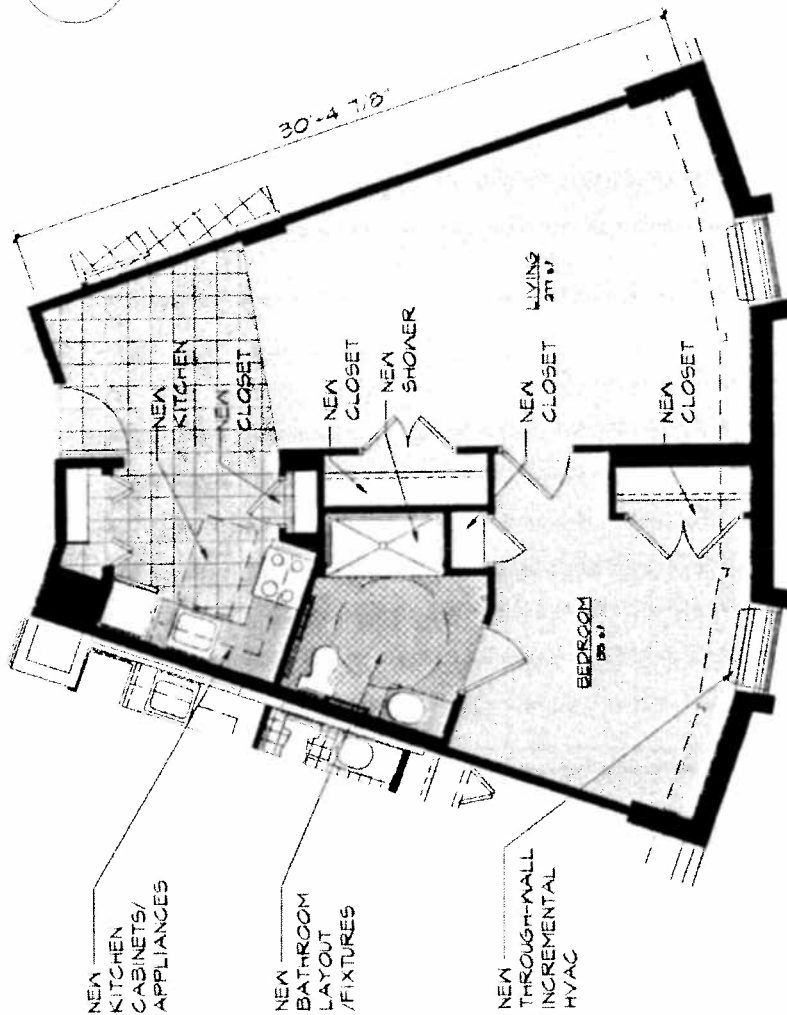
Portage/HUD-ALCP  
 EIR/04/06  
 DUNS 602418803  
 FAXID 1252097519-2061



typ. unit 'B' existing  
 one bedroom unit plan



NCR Portage Trail Assisted Living  
 Cuyahoga Falls, OH



typ. unit 'B' proposed  
 one bedroom unit plan



HUD ALCP  
 Application  
 A302



**EXHIBIT 6**      *A description of the physical construction aspects of the ALF conversion, including the following:*

- (e)      *A description of the conversion must clearly address how the units will conform to the accessibility requirements described in the Uniform Federal Accessibility Standards (UFAS).*

**Key Elements of our project proposal for the ALCP PROGRAM**

- 
- Visitability Standards Compliance
- Universal Design Compliance
- Economical Delivery of services to our Clients
- Green Development and Energy Efficiency
- Response to physical needs of elderly residents
- Supportive Services for immediate need, and extended need provision for the useful life of the facility
- Construction processes and systems to promote energy efficiency
- Energy Star Program application throughout the project

**GENERAL/ OVERVIEW:**

In consideration of a population which is aging in place, National Church Residences has undertaken the redevelopment of Portage Trail Elderly Housing to reposition this project within the affordable housing market place to offer an Assisted Living component. Originally constructed in 1966 and 1967, the project consisted of 199 dwelling units comprised of efficiency units and one bedroom units, all constructed within a 13 story high-rise structure. As the result of plan and management modifications since original construction the census, prior to any building

Portage Trail was funded in 2008 for an initial HUD ALCP project. The first, second and third floors are currently undergoing substantial rehabilitation and conversion through this first phase of assisted living conversions under HUD's ALCP program. The net number of independent units as the result of the 2008 ALCP Project reduced building census to 160 Independent Dwelling Units and 32 ALCP (Assisted Living) Units.

Portage Trail proposes to convert 16 units of independent living apartments on floors 4

through 6, into 13 Assisted Living units and to use the area produced by decommissioning 3 units on each floor to create the necessary services spaces for supportive services and accommodations mandated by the Ohio Revised Code and Residential Care Regulations. Through this 2009 HUD ALCP grant, a second phase of ALCP renovations, will convert an additional 48 Independent Living Units existing on floors 4, 5 & 6 at Portage Trail into 39 Assisted Living Units, thereby creating more opportunities for our elder residents to receive the services they need and to age gracefully in place.

Effectively and upon completion of the both phases of ALCP renovations 71 Assisted Living Units will be completed, and 112 Independent Living Units will remain at floors 7 through 13.

The occupancy classification change in accordance with the Ohio Building Code will be from R-2 (independent living) to I-1 (assisted living). The converted floors will be licensed as a Residential Care Facility (RCF) in accordance with the Ohio Department of Health. As such, the unit renovations and services provided shall be designed to meet the State of Ohio RCF Rules and Regulations and The Ohio Revised Code Chapter 173 Department of Aging Laws and Rules accordingly. Additionally, all proposed alterations to the facility and living units will meet the accessibility requirements of Section 504 of the Rehabilitation Act, The Fair Housing Accessibility Guidelines, The Uniform Federal Accessibility Standards, the American National Standard ANSI A117.1 and the requirements of the Ohio Building Code.

The common areas of the facility will be altered and expanded to provide services and activities of daily living typical for an Assisted Living Facility. Generally, common areas will be developed to provide a new Hygiene and Personal Care Center, Media Wall Library, Community Rooms, Warming Kitchen, Reading Area. Further detail on these common area enhancements and upgrades is provided below.

### **LIVING UNIT RENOVATIONS: GENERAL**

Based upon the proposed plan, there will remain 13 dwelling units for each of the floors 4, 5, and 6, comprised of 3 one-bedroom Assisted Living Units, and 10 Efficiency Dwelling units. The existing units can be easily altered for full accessibility through minor reconfiguration of the bathroom and bedroom and unit door entranceways. As unit finishes are scheduled to be renovated, including new floor, wall and ceiling finishes, and new lighting providing for both improved light levels and reduced energy

usage. Door hardware shall be upgraded to comply with the applicable accessibility codes and ultimately improve ease of use and grasp-ability. Low voltage emergency call, telephone, TV and fire alarm systems shall be upgraded for code compliance and to facilitate an improved living unit furniture layout.

#### **Kitchens:**

Kitchens will in large part remain as currently configured but provided with new cabinets, countertops, appliances and fixtures to meet accessibility requirements for height and required knee clearances at sinks and work surfaces. Locking cabinets shall be provided for tenant medication storage and appliances replaced to meet accessibility requirements.

Bathroom remain in each unit as currently located but require relocation of fixtures to meet the accessibility requirements for floor area, grab bars and to provide the required 5' wheelchair turning radius. All bathtubs shall be replaced with roll-in showers complete with slide bar type shower heads and accessible compliant controls. New vanity sinks and remove-able base cabinetry shall be installed to facilitate a forward wheelchair approach below. Where existing bathroom accessories, light fixtures and exhaust fans have reached the end of their useful life, these will be replaced. The bathrooms will be completed with new wall, ceiling and non-slip floor finishes.

#### **COMMON AREAS: GENERAL**

Considering the common area specific to each floor as part of the 2009 ALCP Application, please note the following plan enhancements:

- Three units modules are being decommissioned at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors and replaced with common supportive service areas;
- A new Hygiene and Personal Care area is being added to the 4<sup>th</sup> floor, at a location central to all Assisted Living Floors 1<sup>st</sup> through 6<sup>th</sup>; this area include 394 square feet and includes a waiting area and salon spaces
- A Nurse's area is being included at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, to include a work area, and secure storage; this area includes approximately 120 square feet;
- A warming kitchen, with refrigerator, microwave oven, sink, and work counters will be provided at each of the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors; this area incorporates approximately 270 square feet;

- Sufficient spaces will be included at the Special Spaces at the 4<sup>th</sup>, to accommodate dining functions, activities areas, and community spaces; this area includes approximately 540 square feet;
- Sufficient spaces will be included at the Special Spaces at the 5<sup>th</sup> and 6<sup>th</sup> , to accommodate dining functions, activities areas, and community spaces; this area includes approximately 800 square feet at these floor;
- All public spaces at the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors, especially considering existing corridors will be modified to recess dwelling units doors, provide new enhanced secure and energy efficient lighting, and all new wall, ceiling and floor finishes.

#### **DWELLING UNITS: FOURTH, FIFTH, AND SIXTH FLOORS**

As part of the 2009 ALCP Application, public spaces will be added at the floors proposed for rehabilitation and adaptive reuse from Independent Living to Assisted Living, replacing 3 existing dwelling units for each of those floors. Approximately 1,100 square feet of support service space will be provided at these floors to include Community/Activities areas, Warming Kitchen, Neighborhood Dining, Library and Nurse Office spaces. A separate Hygiene and Personal Care Area has also been included at the 4<sup>th</sup> floor. The conversion of these floors produces 39 ALCP Assisted Living units, as the replacement of 48 Independent Living Units.

Reconfiguration these three floors, positions the ALF units in close proximity to the areas which will facilitate the supportive services and therefore enable them to be delivered in the most economic fashion possible. The new common area supportive service spaces have been configured with an "open design" concept to maximize flexibility of use and adaptability in the future as the residents' needs and ALF programs and services change over time. And it must be noted that each 'adapted' Assisted Living floor also has been planned with the flexibility of dining for 'special needs populations'.

#### **ELEVATORS**

The facility is currently served by two elevators. Elevator controls are being substantially modified as part of the 2008 ALCP Program. The completion of upgrades of elevator equipment will be completed as part of the 2009 ALCP Application as

necessary to provide effective elevator operations for a period of not less than 20 years of useful life / service form, the time of completion of all improvements. The completed elevator upgrade will meet all accessibility requirements.

## **VISITABILITY**

### *2009 Section ALCP Applications - Visitability Requirements*

Consistent with specific requirements associated with new applications for the 2009 funding cycle of ALCP Assisted Living this section is provided to include language, which we will make integral to our proposed Project Narratives. In particular note that *Accessible Design Features* will be in strict compliance with applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the American with Disability Act. *All dwelling units will be 100% accessible, and all building access points will be 100% accessible, lending to a building which is 100% Visitable; our commitment to visitability exceeds the definition provided by the proceeding.* These laws, and regulations implementing them, provide for nondiscrimination based on disability and require housing facilities to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities.

#### **Encouraging Accessible Design.**

This application will comply with all applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, UFAS and the Americans with Disabilities Act. These laws, and the regulations implementing them, provide for nondiscrimination based on disability and require housing to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities. HUD further encourages applicants to add accessible design features beyond those required under civil rights laws and regulations. These features would eliminate many other barriers limiting the access of persons with disabilities to housing and other facilities.

Accessible design features will be provided beyond those required under civil rights laws and regulations. These features will eliminate many the barriers limiting the access of persons with disabilities to housing and other facilities. These accessible design features are intended to promote *Visitability* and incorporate features of universal design as described further by the following.

### **Visitability in new construction and substantial rehabilitation.**

All project applications will incorporate *visitability* standards where feasible in new construction and substantial rehabilitation projects. *Visitability* standards allow a person with mobility impairment access into the home, building, or dwelling unit, but do not require that all features be made accessible. *Visitability* means at least one entrance at grade (no steps), approached by an accessible route such as a sidewalk; the entrance door and all interior passage doors are at least 2 feet 10 inches wide, allowing 32 inches of clear passage spaces. A *visitable* home, building, or dwelling unit also serves persons without disabilities, such as a mother pushing a stroller or a person delivering a large appliance. *The Project Architect, Berardi+Partners practices the theory of zero-thresholds and 36" wide doors at all principal openings.*

### **Universal Design.**

This ALCP project will incorporate universal design in the construction or rehabilitation of housing, retail establishments and community facilities funded with HUD Assistance. Universal design is the design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design. The intent of universal design is to simplify life for everyone by making products, communications, and the built environment more usable by as many people as possible at little or no extra cost. Universal Design benefits people of all ages and disabilities. In addition to any applicable required accessibility features under Section 504 of the Rehabilitation Act of 1973 or the design and construction requirements of the Fair Housing Act, the Department encourages applicants to incorporate the principals of universal design when developing housing, community facilities, electronic communication mechanisms, or when communicating with community residents at public meetings or events. HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing for all, regardless of ability or age. Likewise, creating places where people work, train, and interact which are useable and open to all residents increases opportunities for economic and personal self-sufficiency. *Proposed activities under this property will support Strategic Goals 2, 7 and 8.*

### **HUD Handicap Statement**

HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing to all regardless of ability or age. Likewise, creating places where people interact which are usable and open to all residents increase personal self-sufficiency.

**Please refer to the architectural narrative which follows this exhibit.**



*Narrative of Physical Construction for ALCP Program Conversion*

***NCR PORTAGE TRAIL ASSISTED LIVING***

*Cuyahoga Falls, Ohio*

October 24, 2009

***KEY ELEMENTS OF OUR PROJECT PROPOSAL FOR THE ALCP PROGRAM***

- Visitability Standards Compliance
- Universal Design Compliance
- Economical Delivery of services to our Clients
- Green Development and Energy Efficiency
- Response to physical needs of elderly residents
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***GENERAL/ OVERVIEW***

In consideration of a population which is aging in place, National Church Residences wishes to undertake the continued redevelopment of Portage Trail Elderly Housing for a repositioning within the market place to include an Assisted Living component. Originally constructed in 1966 and 1967, the project consisted of 199 dwelling units comprised of efficiency units and one bedroom units, all constructed within a 13 story high-rise structure. As the result of plan and management modifications since original construction the census prior to any building modifications was 192 Independent Dwelling Units.

It should be reported that the initial HUD ALCP project, funded in 2008, is currently being completed for the conversion of Floors 1, 2, and 3. The net number of independent units as the result of the 2008 ALCP Project reduced building census to 160 Independent Dwelling Units and 32 ALCP (Assisted Living) Units. The first, second and third floors are currently undergoing substantial rehabilitation and conversion through this first phase of assisted living conversions under HUD's ALCP program.

Portage Trail proposes to convert 16 units of independent living apartments on floors 4 through 6, into 13 Assisted Living units and to use the area produced by decommissioning 3 units on each floor to create the necessary services spaces for supportive services and accommodations mandated by the Ohio Revised Code and Residential Care Regulations. Through this 2009 HUD ALCP grant, a second phase of ALCP renovations, will convert an additional 48 Independent Living Units existing on floors 4, 5 & 6 at Portage Trail into 39 Assisted Living Units, thereby creating more opportunities for our elder residents to receive the services they need and to age gracefully in place.

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- **Encouraging Accessible Design.** This application will then comply with all applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act. These laws, and the regulations implementing them, provide for nondiscrimination based on disability and require housing to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities. HUD further encourages applicants to add accessible design features beyond those required under civil rights laws and regulations. These features would eliminate many other barriers limiting the access of persons with disabilities to housing and other facilities.

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### ■ HUD Handicap Statement.

HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing to all regardless of ability or age. Likewise, creating places where people interact which are usable and open to all residents increase personal self-sufficiency.

## ***HUD Criteria for Energy Star & Green Initiative ALCP Applications***

### ***DESIGN FEATURES WHICH PROMOTE ENERGY EFFICIENT CONSTRUCTION***

*The Portage Trail ALCP Assisted Living Project expansion will adhere to all provision of Section 154 Energy Policy Act of 2005 undertaking energy efficiency improvements to lower operating costs and to mitigate the risks associated with rising utility costs, in order to ensure the long term viability for projects within the ALCP Program.*

The proposed project will promote the *Energy Star Program and Green Development*, considering both energy efficiency and construction efficiency, consistent with ASHRAE 90.1 2007. Accordingly an energy analysis showing standards compliance will be prepared by the Berardi+ Partners Architect/Engineers. Additionally Chapter 12 of 4350.1, Rev 1 for Energy Conservation will be met. While central space conditioning is provided, design will also employ good practices in building positioning to make use of normal prevailing breezes for natural ventilation.

*Berardi+Partners practice the notion that energy conservation begins with construction processes and systems specifications. Berardi +Partners is currently completing construction of the first LEED Platinum Supportive Housing Project in the State of Ohio; and Berardi+Partners and their Clients apply Green Communities Standards consistent with The Enterprise Foundation to all of their housing projects.*

*We consider embodied energy in our designs, beginning with the manufacture, source of materials and transport of all products when we assess energy conservation. We choose to specify materials manufactured within close proximity of projects when developing specifications; and above all we choose to specify American Products.* Portage Trail is committed to a comprehensive sustainable approach to the design and development of the renovations and new construction. It will follow the guidelines of one of the HUD acceptable Green Development rating programs and will perform and complete the applicable and requisite third party or self certification. Furthermore the project will participate in HUD's PIH Benchmarking Tool program to ascertain the project's performance. The goal for the project is to achieve a score of at least 65, or 15% above average.

#### **ENERGY EFFICIENCY**

Improved energy efficiency will be realized through the implementation of Energy Star Rated fixtures, equipment and appliances where replacements are scheduled. Additionally, the replacement of exterior windows with new energy efficient units complete with low-E glazing and thermally broken frames shall further reduce energy consumption. Low flow toilets, shower heads and faucets will be specified significantly reducing water usage. Where exterior envelope assemblies are being altered or installed new, they shall be re-constructed with full cavity insulation and total assembly R-values exceeding energy code requirements. Similarly, new roofing shall be performed with replacement or the addition of new insulating materials.

#### **MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION / SECURITY SYSTEMS**

##### **General:**

Mechanical, electrical and fire protection systems will be upgraded to meet the requirements for an I-1 Occupancy per the Ohio Building Code and as may be required by the RCF Rules and Regulations and Ohio Revised Code.

##### **Fire Protection:**

The automatic fire suppression system will be upgraded with quick release heads. The fire pump will require refurbishment or replaced to renew its expected useful life. Flow switch and tamper mechanisms shall be upgraded to interface with the new required fire alarm system.

##### **Plumbing:**

Plumbing waste and supply piping at the ALF floors will be replaced where it has reached its useful life expectancy. New plumbing fixtures will be provided at work scope areas to meet accessibility requirements and will be specified as low flow to reduce water consumption. The domestic water heaters and storage tanks should be removed and replaced with like kind.

**HVAC:**

The living units are heated and cooled with package terminal air conditioning units (PTACS). All PTACS within the ALF living units shall be removed and replaced with new energy efficient models. New gas fired high efficiency split systems will be installed to heat and cool the new and existing common areas and shall be designed to provide outside air in compliance with the Ohio Mechanical Code.

**Electrical:**

**Living Units:** Each living unit will be provided with new smoke detectors and with a backup energy source and wired together so that the activation of one detector inside the living unit trips the other. A new wireless emergency call system will be employed which provides each resident with a watchband, necklace or belt clip device they can activate in the event of an emergency. Additionally each living unit will have stationary emergency call pull devices in their bathrooms. A door intercom system wired through the telephone and cable TV system will enable residents to communicate with visitors at the main entrance both visibly and audibly and then allow or deny entrance into the facility via release of electronic locks.

**Common Areas:** Exit ways shall be equipped with magnetic locks and delayed egress system to notify management when an un-authorized exit takes place. The existing fire alarm system shall be upgraded with a new fully addressable fire alarm panel and new devices that are ADA and sensory impaired compliant. The facility already has emergency power provided by an existing diesel generator. The existing emergency generator is undersized for the full capacity of the proposed project and will be replaced with a new 600Kv to ensure its dependability over the next building life cycle.

***End of Narrative***

**NCR Portage Trail Senior Apartments ALFC Work Scope Summary**  
45 Cathedral Lane  
Cuyahoga Falls, Ohio 44223  
October, 2009

**Project Summary:**

The intent of this project is to convert floors 4 through 6 from independent living to Assisted Living and supplement each floor with the required support spaces to facilitate the necessary supportive services as mandated by the Ohio Revised Code and Residential Care Regulations. To provide the necessary floor area to accomplish the addition of required supportive service spaces, the total number of units must be decreased from 192 to 183. Each floor currently containing 16 units will be reconfigured with 13 units comprised of (3) 1 bedroom and (10) efficiency units for a total of 39 converted units.

R/R = Remove and Replace; \* = Energy Efficient or "Green."

**Building Exterior:**

1. Remove and replace existing masonry and concrete front entry canopy with open air covered steel canopy structure.
2. Remove all existing projected concrete thru-wall PTAC covers at 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors.
3. R/R existing vinyl windows with new thermally glazed units.
4. Install new decorative pre-finished aluminum architectural PTAC louver grills below new windows.
5. Remove and replace existing 1<sup>st</sup> floor patio doors and install new double single hung window infill.
6. Install continuous 36" tall decorative aluminum railing system with emergency access gates at existing circular elevated concrete walk.

**Common area (General) 4<sup>th</sup> thru 6<sup>th</sup> floors:**

Areas to include new community warming kitchens, gathering spaces with library, lounges, personal care / hygiene room (4<sup>th</sup> floor only) and support spaces.

1. Corridors:
  - a. R/R all carpeting.
  - b. R/R all carpet base with new painted 1x4 with roman ogee edge.
  - c. Install new ¾" metal furring to all center core textured masonry walls and laminate with ½" drywall.
  - d. R/R all existing handrails. Install new wood red oak handrail with clear coat finish both sides of corridor. Extend handrail through out new common areas and lobbies as shown on drawings.
  - e. Overlay all new and existing metal door frames with painted wood colonist casings.
  - f. Install 20 oz. type II wall coverings above handrails with new paint below in corridors. Wall coverings based on Vera La Scala. Install clear matt finish wall covering corner guards at all outside corners.
  - g. \*R/R and upgrade all lighting with Energy Star fixture package.
  - h. \*Install Energy Star wall sconces left side of each unit entry door.
  - i. Remove existing unit entry doors and wall construction for new relocated 1 hour rated entries.
  - j. Create new fire rated horizontal egress in corridors. Install new 1 hour fire rated wall construction with doors on magnetic hold-open devices linked to the fire alarm system.

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berardipartners.com  
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BERARDI+  
PARTNERS



ARCHITECTS/  
ENGINEERS



2. Demolish 3 existing dwelling units adjacent to elevator lobby for new common area expansion as described above and shown on drawings.
3. Install new built-in decorative wood Media/Library wall @ community room.
4. Convert existing laundries to new Dispensary/file/clean storage rooms. Remove equipment / connections, floor drains and piping. Cap as required.
5. Convert existing storage rooms for new Soiled Utility and Janitors space with floor mounted mop sink.
6. New Warming Kitchen
  - a. Install new kitchen cabinets with wire pulls. Base cabinets to be 32" HC accessible with roll out shelving.
  - b. Install 33" ADA compliant double bowl sink with lever faucet and spray hose. No base cabinet below with 36" opening. Insulate plumbing.
  - c. Construct open workspace adjacent to sink and wall oven.
  - d. Install no VOC p-lam countertops with self-edge 6" backsplash.
  - e. Install new non-slip VCT flooring with 4" vinyl base installed behind all removable equipment.
  - f. Install ADA compliant GE® Tall Tub built-in dishwasher.
  - g. \*Install GE® Energy Star French Door Refrigerator / bottom freezer with icemaker.
  - h. Install GE® disposal.
  - i. Install GE® microwave/wall oven combo with trim accessories.
  - j. Install under cabinet mount task lighting.
7. Ceilings: (See Abestos Abatement Report)
  - a. Corridors: Remove and reconfigure existing sprinkler piping and conceal within the new metal framed ceiling soffit design.
  - b. New common areas: R/R all existing ceiling texture.
  - c. Units: Remove ceiling texture at areas of wall reconfigurations. Install new ceiling texture to match existing.
8. R/R all existing resilient flooring and base at select areas of work as shown on drawings.
9. Install painted wood chair rail in common area lobbies, and community rooms as shown on drawings.
10. R/R all interior signage with new NCR standard signage package.
11. See Common Area Finishes below.

#### **Doors and Frames:**

1. All new interior common area and unit entry door frames shall be knock down metal frames painted.
2. Paint all existing doors and frames that are to remain common to corridors and lobbies.
3. Overlay all new and existing metal door frames that are to remain with new painted wood colonist casings common to corridors, lobbies, offices and community spaces.
4. All new interior common area and unit entry doors shall be painted 6 panel colonist 'Masonite' doors.

**Common Area Door Hardware:** Standard new hardware based on grade 'A' Schlage with lever design finish type 626 brushed chrome.

1. Install surface closer at all new passage doors common to corridors and common spaces.
2. Install magnetic hold open devices linked to fire alarm system at all new corridor doors and double doors common to corridors and community spaces.

**Common area Finishes:** \*Use Green Label carpeting and tile. Use Low/No VOC Paints, Primers, Adhesives and Sealants.

- a. Include provisions to repair all damaged existing drywall to remain in all common areas. Refurbish with skim coat to "like new" defect free condition. (Provide alternate pricing for patch only).
- b. Install new carpet with 1/4" pad in all common areas as shown on drawings.
- c. Install new VCT flooring to limits shown on drawings.
- d. Install new 1x4" pre-finished and painted wood wall base with roman ogee at Corridors, Common Spaces, offices and lobbies.
- e. Install new cultured marble window sills at new construction.
- f. Install chair rail to limits shown on drawings.
- g. Install crown moulding at new Community room.
- h. Install horizontal aluminum mini blinds at all windows.
- i. Overlay metal door frames with wood colonist casings at all new and existing door frames to remain.
- j. Repaint 100% of all common areas not to receive wall covering. Corridors: Install 20 oz. type II wall coverings above handrail / chair rail and new paint below.

### ALCP Living Units:

#### General:

1. Demolish all unit interior features including cabinetry, walls, plumbing and light fixtures, floor and wall finishes and bathroom ceilings. Reconfigure 1<sup>st</sup> floor unit HVAC.
2. Reconfigure units plans as shown on drawings.
3. Install fire-retardant blown insulation into existing dwelling unit common separation walls.
4. Remove existing unit entry wall and reconfigure to expand corridor areas and provide HC accessibility. Existing kitchen closets to remain but within new limits of corridor. Install new shelving and door with lockset.
5. First floor one bedroom unit: Reconfigure unit into two separate efficiency units.
6. R/R PTAC thru-wall units, wood framed enclosure and window. Modification to opening is required. Install new pre-finished architectural aluminum louver grill.
7. Unit interior side of exterior walls: Install new 3/4" metal channel furring and 3/4" insulation behind vapor barrier and 1/2" g.w.b.
8. Install new 1/2" interior PVC condensate piping connected to new PTAC units. Line to be encased in new wall furring window surround to discharge at 2nd floor level each unit.
9. \*New unit lighting, appliance and HVAC packages to be Energy Star Rated.
10. Install light / paddle fan combination fixture in bedroom/living area in Efficiency units. One bedroom units: Install combo fan fixture in bedroom and living room. All closets to have lights with cover.
11. R/R and relocate unit electrical panel.

Kitchen: Kitchens is to meet current ANSI unit type 'A' requirements.

- a. Reconfigure kitchen as shown on drawings. Floor area to accommodate a 5'-0" diameter wheelchair turnaround.
- b. Install kitchen cabinets with wire pulls. Base cabinets to be 32" high HC accessible with roll out shelving and 4" toe kick. Provide locking cabinet for tenant medications.
- c. Install ADA compliant 25" single bowl sink with lever faucet and spray hose. No base cabinet with open area underneath. Insulate plumbing.
- d. 8Install No VOC p-lam self-edge countertops with 6" backsplash for recessed receptacles.
- e. Install 24" wide GE® frost free refrigerator.
- f. Install 27" electric GE® drop-in self cleaning range with front Controls; window and oven light; Provide full height backsplash to match range.
- g. Install new vent-less charcoal filter range hood.

- ii. **HC units only:** Provide two (2) Range Queen (contractor to supply Owner with expiration dates per unit) fire suppression canisters in each apartment, mounted on underside of range hood one on each side of range top.
- i. Install Garbage Disposal.
- j. Install under cabinet mount task lighting.

**Bathroom:** Bathrooms to meet current ANSI unit type 'A' requirements.

- a. Reconfigure bathroom as shown on drawings. Floor area to accommodate a 60" wheelchair turning radius at fixtures.
- b. Install ½" beveled threshold 63"x33" roll in type prefabricated fiberglass shower unit with ADA compliant grab bars, controls and wand/slidebar. Provide portable shower transfer seat.
- c. Install moisture resistant light centered above shower.
- d. Install solid blocking at rear and side wall of toilet and install brushed chrome 36" grab bar at rear wall and 42" grab bar at side wall.
- e. Install low flow 17" to 19" ADA compliant toilet.
- f. Install plastic laminate wall hung vanity with 30" min. clear open space centered on sink. Top of counter to be 34" max.
- g. Accessories: Install accessible height surface mounted paper roll holder, surface mounted paper towel dispenser, surface mounted soap dispenser, towel bars and robe hook.
- h. Install ¼" plate glass mirror full width of vanity.

**Unit Doors:**

1. R/R unit entry doors with 1 ¾" thick solid core 'Masonite' 6 panel doors bearing UL label.
  - a. Install knocker/viewer with second peep sight at 54" a.f.f. Peeps shall be 180 degree view. HC unit install additional peep hole 44" a.f.f.
  - b. Install surface closer.
  - c. Install clear coated metal kick-plate on corridor side.
  - d. Install grade 'A' lockset based on Schlage lever design with brushed chrome 626 finish. Lockset to have simultaneous single function release of deadbolt and dead latch from unit side.
  - e. Lockset to have electronic function. See Building Security/Access Control below.
2. Unit Entry Doors. Access to apartments shall be via a plastic, mechanical key with logic transmitter. The key shall electronically signal the dwelling unit lock to open, the dwelling unit lock shall be programmed by a handheld device used by the property manager. System to be compatible or same as main entry door system.
3. All new interior doors shall be 1 3/8" thick hollow core painted 6 panel colonist 'Masonite' doors.

**Unit Finishes:** \*Use Green Label carpeting and tile. Use Low/No VOC Paints, Primers, Adhesives and Sealants.

- a. Include provisions to repair all damaged existing drywall within living units that is to remain. Refurbish with skim coat to "like new" defect free condition. (Provide alternate pricing for patch only).
- b. (Standard unit) Install new carpet with ¼" pad at living/dining, bedrooms and closets to limits shown on drawings. (No pad direct glue down at HC units)
- c. Install new pre-finished wood wall base in unit entry wall extending throughout living/dining, bedroom and closets at all carpeted areas.

- d. Install new non-slip VCT flooring with 4" vinyl cove at kitchens extended under all removable equipment and cabinetry.
- e. Install non-slip ceramic flooring and tile base in bathroom.
- f. Install new horizontal aluminum mini blinds at all windows and balcony doors.
- g. Repaint 100% of all unit areas. \*Use Low/No VOC Paints and Primers.

### Fire/Smoke Protection:

1. The building is currently equipped with a full NFPA-13 automatic sprinkler system. Reconfigure system for all re-developed interior spaces. New sprinkler heads to be concealed. Existing surface mounted sprinkler heads to remain – replace chrome escutcheon with white. Reconfigure system in corridor to be concealed within the new ceiling design.
2. Remove all smoke detectors in unit bedrooms and living areas and replace with system detectors so that unaddressed issues can be programmed to escalate and alert monitoring agency, management and or fire department as required by authority having jurisdiction.
3. All smoke detectors shall be permanently connected to primary and secondary power supplies and installed per NFPA 72.

### Plumbing: See Common Area and Dwelling Unit Kitchens and Bathrooms above.

1. Remove / reconfigure plumbing supply, waste and stacks as required for all redeveloped areas as shown on drawings.
2. R/R all unit kitchen waste stacks with new connections from 6<sup>th</sup> floor to 4th floor main locations.
3. All new domestic water supply piping shall be copper.
4. Fire stop all new and existing pipe penetrations at fire rated ceiling/wall penetrations.
5. \*Install new low flow ADA compliant 1.28 GPF toilets.
6. Install new roll in shower with balanced-pressure /thermostatic valve conforming to ASSE 1070.
7. Reconfigure plumbing for new fixture locations as shown on drawings.
8. \*Install new wall hung laminate counter, sink, faucet, drain, supply lines and ¼ turn stops. Faucets to have single lever handle and a maximum flow rate of 1.5 maximum GPM.
9. R/R all living unit domestic supply shut off valves.
10. \*R/R kitchen sinks and faucets to include separate spray hose. Faucets to have single lever handle and a maximum flow rate of 1.5 maximum GPM.
11. Provide GE GFC525 disposal in units. Provide GE Model No. GFC1020F, disposal for new floor new warming kitchen.
12. Provide Truebro "Lav-guard" plumbing insulation for handicap accessible lavatories and Truebro "Basin-guard" for handicap accessible sinks.
13. Install (1) new Hi-Low split level electric water cooler (Oasis PF8AC-SL).
14. Install new water supply for common area refrigerator icemakers.
15. Remove and cap existing 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> floor resident laundry equipment plumbing as required.
16. Install new 15" sinks @ medication dispensary rooms and 24" floor mounted mop sinks @ new janitor rooms.

### HVAC:

1. Fire stop all new and existing pipe penetrations at fire rated ceiling/wall penetrations.
2. R/R existing dwelling unit electric PTACs with new heat pump unit PTACs wired to new thermostat. R/R all PTAC sleeves with insulated sleeves. Exterior wall infill is required. Install new pre-finished aluminum architectural louver grill.

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3. Install new split system heat pumps and PTAC's at common spaces. Split system heat pumps to serve interior spaces and PTAC's to serve exterior spaces.
4. Install large numbered programmable thermostats through out. Provide clear locking lexan covers for common area thermostats. All covers keyed alike.
5. Install new dwelling unit bathroom exhaust ductwork and register. Exhaust ductwork routed to existing central exhaust system.
6. Install new dwelling unit kitchen exhaust ductwork and register. Exhaust ductwork routed to existing central exhaust system.

**Electrical:**

1. Remove both Existing 100KW and 300KW diesel Emergency Generator and install a new diesel 400KW generator.
2. Add the Circuit Breakers within the Generator enclosure shown on Drawings
3. Install new equipment for new building loads.
4. At new interior areas of work: All replacement and new lighting to be compact fluorescent downlights, 28 watt T-8 troffers, and LED exit signs also wired to emergency loads. Verify exit lighting is adequate and operable, otherwise provide new Bodine battery ballasts on new fixtures.
5. In rooms/spaces where wiring is being replaced, light switches, thermostats and other environmental controls are to be placed in accessible locations no higher than 42" a.f.f. and electrical receptacles, phone jacks and data ports are installed at 18" a.f.f.
6. Install in dwelling units tamper resistant receptacles per NEC.
7. Provide AFCI protection per NEC.
8. Provide GFI protected receptacles per NEC.
9. Install visual/audible alarm devices in all dwelling unit living rooms, bedrooms and bathrooms.
10. R/R existing wireless emergency call system at 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> floors. Install new fixed wireless E-call system and devices in all unit bedrooms and baths interfaced with existing system.
11. Install light / paddle fan combination fixture in bedroom/living area in Efficiency units. One bedroom units: Install combo fan fixture in bedroom and living room. All closets to have lights with cover.
12. All new common area and unit switches shall be rocker type switches.
13. Install Cat5e data wiring in offices and common spaces.
14. Install new coaxial cable lines in all new units.
15. R/R unit electrical panels and relocate.
16. Install new magnetic door hold opens at all common area doors within fire rated assemblies connected to the building fire alarm system.

End of Work Scope Summary

**EXHIBIT 6**

*A description of the physical construction aspects of the ALF conversion, including the following:*

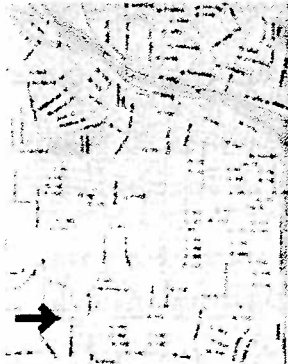
*(f) Architectural sketches of the conversion to a scale of one fourth inch to one foot that indicate the following:*

- (1) All doors being widened;*
- (2) Typical kitchen and bathroom reconfiguration: show all wheelchair clearances, wall reinforcing, grab bars and elevations of counters and work surfaces;*
- (3) Bedroom/living/dining area modification, if needed;*
- (4) Any reconfigured common space;*
- (5) Added/reconfigured office and storage space;*
- (6) Monitoring stations; and*
- (7) The kitchen and dining facility.*

*All architectural modification must meet section 504 and ADA requirements, as appropriate.*

Attached please find copies of various drawings addressing particular areas listed above.

location / area map



**project summary**  
 The purpose of this project is to construct a new 4-story, 100-unit apartment building in the Putneyville area of Columbus, Ohio. The project is located on the east side of the city, near the intersection of the 10th and 11th streets. The site is currently vacant and is zoned for residential use. The project is expected to be completed in 2010.

**development summary**

**site summary:**

lot area: 1.2 acres  
 lot depth: 150 feet  
 lot width: 100 feet

**building summary:**

building type: 4-story apartment building  
 building area: 10,000 sq. ft.  
 building height: 40 feet

**proposed unit summary**

unit type: 100 units  
 unit mix: 100 units  
 unit area: 100 sq. ft.

unit height: 40 feet  
 unit depth: 150 feet  
 unit width: 100 feet

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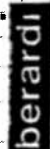
project:  
 NCR Portage Trail Assisted Living  
 city: Cuyahoga Falls  
 state: Ohio

owner:  
 National Church Residences (NCR)  
 city: Columbus  
 state: Ohio

architect / engineer:  
 Berardi + Partners, Inc.  
 Architects / Engineers  
 Columbus, Ohio

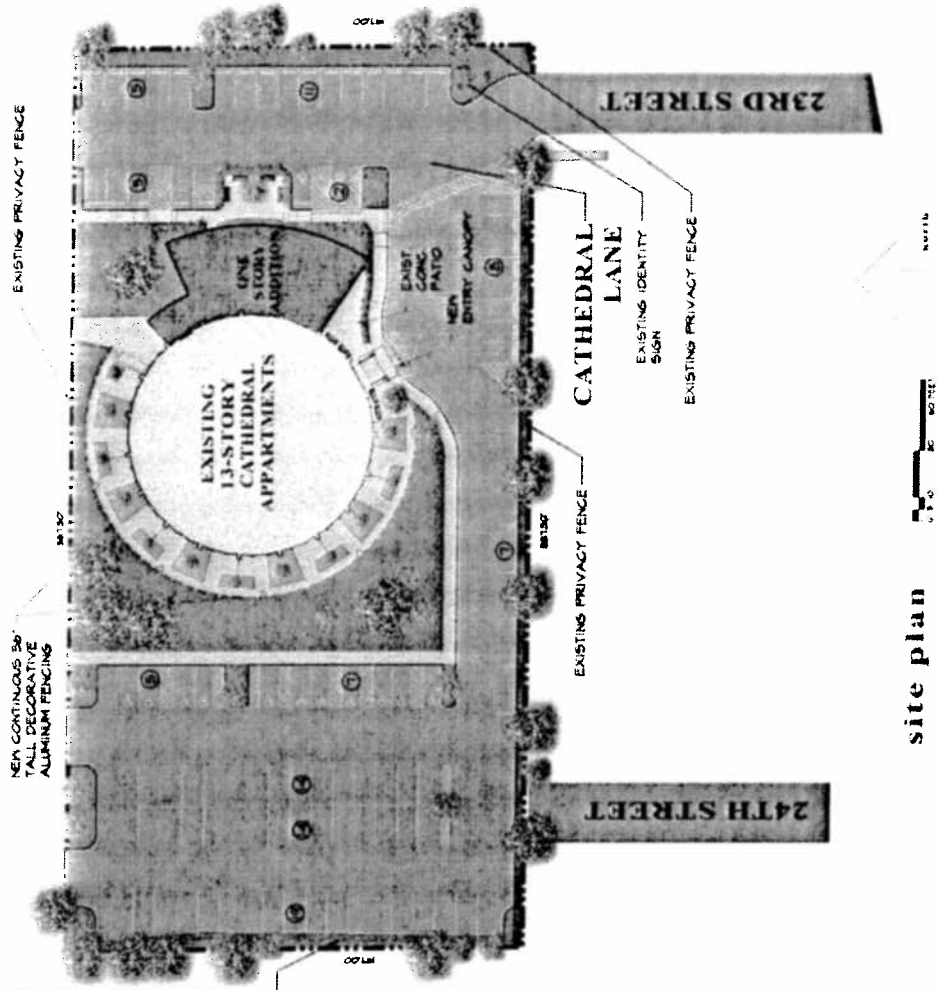
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 Application



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**site plan**